BOSTON AND THE NORTH END;
RECENT AND PROSPECTIVE DEVELOPMENT AND RELATED IMPACTS
ON HOUSING

Gregory W. Perkins

Boston Redevelopment Authority
Research Department

June 1984

TABLE OF CONTENTS

	Page
NOTE	iii
I. SUMMARY	1
II. CITYWIDE AND CENTRAL BOSTON TRENDS IN EMPLOYMENT, DEVELOPMENT, AND THE HOUSING MARKET	3
A. Boston Private Development Project Completions, Actual 1975-83 and Scheduled 1984-88	5
- In Dollars of Constant Value, by Type of Year	6
- In Physical Quantities, by Type of Year	7
- By Neighborhood, by Type	8
B. Employment, 1976-83 Trends and 1982-90 Projections	10
- Boston Employment, 1976-83; Projections, 1982-90	11
- Central Boston Employment, 1976-83; Projections 1982-90	12
C. Rental Housing Vacancy Rates, Fall 1983	16
- Report of the Rental Housing Association, November 1983	17
D. Long-Term Housing Demand in Boston	23
- Calculation of Long-Term Housing Need in Boston, 1982-92	24
III. NORTH END-WATERFRONT DEMOGRAPHIC, HOUSING, AND ECONOMIC DEVELOPMENT TRENDS	25
A. Residential Development in Central Boston and the North End	30
- Excerpt from <u>Boston Tomorrow, Background on</u> Development; Residential Development	31
B. Demographic and Housing Characteristics of Boston and the North End	38
- Excerpt from the 1980 Census Neighborhood Statistics Report	39

C. Boston Business Establishments and Employment in the North End 51

- Boston Neighborhood Business Patterns, Number of Establishment and Number of Employees, 1981 52
  - Zip Code Area 02109 52
  - Zip Code Area 02113 56

D. Private Development Investment Project Completions in the North End, by Year of Completion, Actual 1976-83, and Scheduled, 1984-85 58

- Draft Development List for Boston's North End (Ward 3, Precincts 1-4) 59

E. Condominium Creation in the North End 62

- North End Condominiums, by Year of Formation, (Ward 3, Precincts 1 to 4), 1969-1983 63

- Residential Condominiums in the North End, 1969 to June 30, 1983, (Alphabetical Street Address List) 65

F. North End-Waterfront Projections of Population and Related Housing Requirements 68

- Population Projections for Census Tract Districts within Boston, 1990, 2000, 2010 69

NOTE

The report here presented is based on nine distinct studies completed in 1982, 1983 and 1984. Drawing on a variety of data sources, responding to a range of different inquiries, and designed to best take advantage of available analytic methods, the studies utilize specialized and different geographic definitions. These include:

- Boston Redevelopment Authority "Planning District Neighborhoods";
- "Central Boston" and its component "census tract" neighborhoods;
- U.S. Bureau of the Census and Boston Redevelopment Authority "Neighborhood Statistics Areas";
- U.S. Bureau of the Census "County Business Patterns Zip Code Areas";
- "Wards and Precincts" (for fiscal-related information); and
- U.S. Bureau of the Census "Census Tract District" neighborhoods.

For each study presented, the geography used is clearly noted, with accompanying maps, in most cases. The differences in geography result in minor differences in numbers with no analytic significance.

Nevertheless, these differences should be kept in mind for a suitable understanding of the inter-relationship of the information presented.

I. SUMMARY

Boston is experiencing an extraordinary development boom and pressures on housing. Record levels of private development investment are underway, with $1.4 billion of completions anticipated for 1984, and more than $1.5 billion scheduled for the 1985-87 years. Almost 60,000 net new jobs have been generated since 1976, and an equal or greater number are projected for the remaining years of this decade. Housing values and rentals are rising, rental housing vacancies have fallen to 2.5 percent, and a condition of housing scarcity has emerged. In comparison with the generation of 28,000 dwelling units, in the 1970-80 decade, through new construction and conversion, and a projected need for 25,000 dwelling units, in the present decade, to accommodate projected new households and replacement, only 6,400 dwellings have been added, from 1980 to 1983, and 4,700 scheduled in the 1984-86 years.

Most of Boston's recent and prospective development and job creation is focused on Central Boston (the Downtown, Back Bay, Beacon Hill, North End, Waterfront, and South Cove Area confined within Massachusetts Avenue). This includes more than half the $7.1 billion private development investment completed in the 1975-83 period and scheduled for the 1984-88 years, and 48,000 of the 58,000 net new jobs Boston gained over the 1976-83 period.

Boston's North End has felt the impact of development and the influx of new households, and the pressures on rental housing raise the spectre of displacement, especially for low-income tenants. Population and households grew by 5 percent and 34 percent, respectively in the North End-Waterfront neighborhood, from 1970 to 1980 (in contrast with

the experience of the City as a whole, with a 12 percent decline in population and stability in households), and 85 percent of the housing consists of rental dwellings. Despite a 39 percent growth in the North End-Waterfront housing stock (an addition of 1,829 dwellings) in the 1970-80 decade, housing that was vacant for two months or more, and available for rent, made up only 3.5 percent of the rental housing stock in 1980, reflecting a scarcity market. This circumstance represented a particular threat of displacement for the 13 percent of the North End-Waterfront population with incomes below the poverty level, in 1980.

Condominium conversion has exacerbated the pressure on rental housing in the North End. From 1969 through 1983, 1,022 condominium dwellings, equivalent to 17 percent of the 1980 housing stock of the North End-Waterfront neighborhood, were established, largely through conversion of rental housing. Seventy percent of the North End's condominiums were created in the last six years (1978-83).

Economic activity in the North End adds to the competition for land use. In 1981, 1,581 establishments in zip code area 02109, and 147 firms in zip code area 02113, reported employment of 33,251 workers and 1,391 workers, respectively.

The North End (Ward 3, Precincts 1-4) has also been impacted by development pressures. This includes office, retail, hotel, and institutional development projects completed in the 1976-83 period.

Projections prepared in 1982 forecast a 38 percent 1980-90 growth in North End-Waterfront population, and a need for a 46 percent increase in dwelling units to accommodate the influx and the anticipated continued reduction of household size, from 1.8 persons per household, in 1980, to 1.7, in 1990.

II. CITYWIDE AND CENTRAL BOSTON TRENDS IN EMPLOYMENT, DEVELOPMENT AND THE HOUSING MARKET

Boston's booming economy is having a sizable impact upon the already tight City housing market. The significant employment growth and development in Central Boston is adding to the number of new workers downtown and, consequently, the number of current and prospective residents in downtown neighborhoods. Between 1980 and October 1983 the rental housing vacancy rate in the City went from 5.2 percent (U.S. Census, 1980--housing vacant for more than two months and available for rental), to 2.5 percent (Rental Housing Association Survey, October, 1983).

Underlying the tight housing market in Boston is the rapidly expanding City economy. Between 1975 and 1988 over $7.1 billion of private investment completed and scheduled is being pumped into development projects in Boston, (Table 1) as nearly fifty million square feet of project space is being added in all forms of activity (Table 2). The vast majority of this development activity is taking place in Central Boston, which encompasses the inner city neighborhood of the North End-Waterfront. (Table 3.)

Boston's resurgent development has both been stimulated by and lays the base for employment growth in the City and Downtown. Between 1976 and 1983, 59,000 jobs were added to the City economy, a 12 percent rise. (Table 4.) Of those jobs, 49,000 were located in Central Boston alone as the business, professional, and financial services industries of Boston's downtown core area grew at a rapid pace. (Table 5.) Prognoses of the future anticipate a continuance of this pace of economic growth. Projections through 1990 signify an additional 83,000 new jobs to the

City (in comparison with 1982). (Table 6.) Central Boston is expected to capture nearly 51,000 of those jobs, 65 percent of the total. (Table 7.) These employment projections are based on the short-range schedule of new development investment activity underway and planned and the long-range outlook for economic growth in the City.

The recent and anticipated rate of economic growth in Boston is having a significant effect upon the demand for housing in the City. Thus, the growing City economy is pushing the housing market to a scarcity level of 2½ percent vacancies, as of Fall, 1983. (Table 8.) Since Central Boston is the primary locus of growth, the adjacent neighborhoods are receiving the most housing market pressure. Although many of the new jobs will be held by commuters from suburban cities and towns, a growing number of new jobholders prefer downtown residences. An assessment of long-term housing needs in Boston, 1982-1992, shows a requirement for 25,000 new housing units in the City to meet demand arising from employment growth and population increase, and the replacement for obsolete dwellings. (Table 9.) This projected demand of 2,500 new units per year is not being matched by the approximately 1,500 units per year currently being added.

Boston Private Development Project Investment Completions,
Actual 1975-83 and Scheduled 1984-88

Table 1 In Dollars of Constant Value, by Type, by Year

Table 2 In Physical Quantities, by Type, by Year

Table 3 By Neighborhood, by Type

Source: John Avault, Boston Redevelopment Authority, Boston's Development; Economic, Fiscal and Neighborhood Impacts; Private Investment Projects Completed, 1975-83, Scheduled 1983-87, and Planned 1988 and Later, (Draft Report, June 1984).

Table 1

BOSTON DEVELOPMENT SUMMARY

COST (1983 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL
1975	$580,850	$11,657	$6,000		$2,400		$3,428	$59,826		$74,751
1976	$146,757	$9,776	$113,567	$3,259	$9,287	$1,629	$1,426			$117,770
1977	$100,078	$17,706		$115,475						$102,936
1978	$13,475	$76,048	$64,508	$8,601	$20,499		$9,153			$57,593
1979	$22,694	$4,618		$21,110	$11,743		$6,973	$10,687		$57,229
1980	$15,590	$4,713	$84,599	$14,865	$7,251		$6,550			$52,880
1981	$163,668	$8,304	$438,686	$13,813	$18,785	$3,315	$39,506	$35,360		$107,205
1982	$91,895	$13,368	$75,566	$521	$8,443	$7,817	$29,109	$98,705		$72,617
1983	$79,858	$14,867	$72,450	$25,000	$14,766	$54,000	$60,730	$122,250	$14,200	$128,622
1984	$597,565	$123,355	$73,500	$28,674	$33,875	$57,140	$46,200	$244,568	$127,500	$89,176
1985	$121,735	$15,115	$36,660	$4,600	$25,070	$117,375	$84,000			$134,045
1986	$294,132	$15,288	$2,000	$6,000	$4,200	$75,320		$60,000		$74,515
1987	$250,000	$21,300	$136,475		$5,000	$45,250		$17,000		$30,000
1988	$156,000	$12,000				$13,000			$100,000	
TOTALS	$2,634,298	$348,116	$1,104,010	$241,918	$161,319	$374,847	$287,076	$648,396	$241,700	$1,099,340

T O T A L S

1975	$738,912
1976	$403,471
1977	$336,195
1978	$249,878
1979	$135,054
1980	$186,449
1981	$828,642
1982	$398,042
1983	$586,743
1984	$1,421,553
1985	$538,600
1986	$531,455
1987	$505,025
1988	$281,000
TOTAL	$7,141,020

Table 2

BOSTON DEVELOPMENT SUMMARY

NEW, REHAB, AND CONVERSION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)
1975	5,213,000	136,000	99,000				105,000	698		1,158
1976	1,478,500	75,000	841,630	32,500		400	26,000			1,807
1977	1,223,000	140,000		1,674,000						1,341
1978	330,000	585,000	832,000	127,000			773,100			1,278
1979	616,900	77,500					562,600	900		1,111
1980	385,000	67,300	860,500	56,000			377,690			1,261
1981	2,033,500	109,200	287,000	129,000	132,000	362	1,391,337	710		1,656
1982	2,060,760	198,675	396,096	10,000	100,000	768	949,300	1,350		1,014
1983	1,253,350	280,300	433,000	250,000		1,125	1,002,710	804	205,000	2,181
1984	5,539,120	1,040,332	446,538	325,062	53,000	3,267	1,727,000	3,575	1,150,000	1,536
1985	1,057,580	120,940	237,600	35,000	136,500	2,292	1,835,000			2,318
1986	3,062,970	223,080		55,000		6,032	20,000	760		1,104
1987	2,112,000	174,600			10,000	4,025		160		150
1988	1,200,000	100,000				1,000			701,500	
TOTALS	27,565,680	3,327,927	4,433,364	2,693,562	431,500	19,271	8,769,737	8,957	2,056,500	17,915

DEVELOPMENT SUMMARY FOR BOSTON DISTRICTS
1975-1988

NEW,REHAB, AND CONVERSION

DEVELOPMENT MAGNITUDES

	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)
EAST BOSTON	240,000	10,000	30,000			470	1,534,915	270		1,309
CHARLESTOWN	954,451	201,252	17,000	127,000		1,696	818,500			961
SOUTH BOSTON	170,000	49,300				200	3,377,725		1,100,000	632
CENTRAL	19,749,750	1,844,500	1,278,244	69,000	46,500	8,937	1,178,000	3,941		3,645
BACK BAY-BEACON HI	5,429,860	740,900		129,000		2,325	10,522	4,446	751,500	1,033
SOUTH END	500,000		99,000			3,400	521,800			1,366
FENWAY-KENMORE	96,300	162,275	2,279,090	87,500	385,000	1,268	185,000			1,857
ALLSTON-BRIGHTON	64,119	104,400	150,000	1,859,000		300	228,375	300		1,275
JAMAICA PLAIN	13,200		573,030				145,000			1,918
ROXBURY	52,200	49,400		373,592		125	286,000			1,333
N. DORCHESTER	255,000	47,800							205,000	371
S. DORCHESTER	25,000	3,000				550	251,000			1,048
MATTAPAN		37,000		48,470			32,000			343
ROSLINDALE		28,100	7,000							133
WEST ROXBURY	15,800									311
HYDE PARK		50,000					200,900			380
TOTALS	27,565,680	3,327,927	4,433,364	2,693,562	431,500	19,271	8,769,737	8,957	2,056,500	17,915

PLANNING DISTRICTS

BOSTON REDEVELOPMENT AUTHORITY

Employment, 1976-83 Trends and 1982-90 Projections

Table 4 City of Boston Employment, 1976-1983, Selected Years and Change by Industry

Table 5 Central Boston Employment, 1976-1983, Selected Years and Change, by Industry

Table 6 City of Boston Employment, 1982 and 1990

Table 7 Central Boston Employment, 1982 and 1990

Source: Jeffrey Brown, Boston Redevelopment Authority, Boston Employment, City of Boston, Central Boston and Downtown Office, 1976-1983 and 1990 Projected, Revised, June 1984.

Table 4

CITY OF BOSTON EMPLOYMENT, 1976-1983
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE 1976-1983 NUMBER	CHANGE 1976-1983 PERCENT
AGRI.MINING	791	617	563	499	547	555	- 236	-29.9
CONSTRUCTION	9,003	7,914	10,163	10,365	10,445	10,549	1,546	17.2
MANUFACTURING	53,385	53,763	51,861	50,811	49,685	46,754	- 6,631	-12.4
TRANSPORTATION-PU.	34,131	32,982	36,660	37,276	36,120	37,312	3,181	9.3
WHOLESALE TRADE	29,619	29,827	27,399	27,420	25,051	25,602	- 4,017	-13.6
RETAIL TRADE	55,008	54,849	55,628	55,670	55,197	56,687	1,679	3.1
FINANCE-INS-RE	62,229	63,366	70,451	74,436	76,584	77,120	14,891	23.9
SERVICES	160,902	161,988	187,991	190,249	193,602	201,346	40,444	25.1
HOTEL	4,144	4,698	6,495	6,018	6,389	7,255	3,111	75.1
MEDICAL	51,045	52,388	58,524	59,617	60,985	62,710	11,665	22.9
EDUCATIONAL	21,169	23,891	29,222	29,884	30,008	31,646	10,477	49.5
CULTURAL	4,834	4,786	4,800	4,777	4,840	4,864	30	0.6
SOCIAL-NONPROFIT	16,360	17,300	20,036	19,913	20,135	20,603	4,242	25.9
BUSINESS	27,373	28,789	33,808	33,722	34,461	37,040	9,666	35.3
OTHER	35,977	30,136	35,106	36,317	36,784	37,229	1,252	3.5
GOVERNMENT	85,048	85,882	96,017	94,683	89,142	91,727	6,679	7.9
PROPRIETORS	10,560	10,860	11,764	12,133	12,070	12,130	1,570	14.9
TOTAL ALL SECTORS	500,676	502,048	548,497	553,542	548,444	559,783	59,107	11.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

06.04.84 JPB

Table 5

CENTRAL BOSTON EMPLOYMENT, 1976-1983
SELECTED YEARS AND CHANGE BY INDUSTRY

INDUSTRY	1976	1977	1980	1981	1982	1983	CHANGE 1976-1983 NUMBER	CHANGE 1976-1983 PERCENT
AGRI.MINING	559	487	461	409	444	450	- 109	-19.5
CONSTRUCTION	3,284	2,886	3,707	3,781	3,825	3,863	579	17.6
MANUFACTURING	25,352	25,516	24,686	24,186	23,623	22,229	- 3,123	-12.3
TRANSPORTATION-PU.	14,971	14,470	16,081	16,351	15,841	16,364	1,393	9.3
WHOLESALE TRADE	16,275	14,666	15,138	15,150	14,002	14,310	- 1,965	-12.1
RETAIL TRADE	25,146	23,220	25,430	25,449	25,298	25,981	835	3.3
FINANCE-INS-RE	49,277	50,164	55,787	58,943	60,622	61,046	11,769	23.9
SERVICES	92,139	97,679	114,891	119,400	121,938	126,816	34,677	37.6
HOTEL	3,624	4,155	5,870	5,879	6,004	6,736	3,112	85.9
MEDICAL	13,367	14,619	16,714	17,441	17,812	18,097	4,730	35.4
EDUCATIONAL	9,942	12,183	14,968	15,680	16,013	16,686	6,744	67.8
CULTURAL	1,758	1,941	1,904	1,941	1,982	1,968	210	12.0
SOCIAL-NONPROFIT	10,940	12,367	14,613	14,877	15,193	15,360	4,420	40.4
BUSINESS	17,251	19,448	23,237	23,742	24,247	25,750	8,499	49.3
OTHER	35,257	31,923	37,585	39,840	40,687	42,219	6,962	19.7
GOVERNMENT	48,415	49,000	54,659	53,900	50,774	52,246	3,831	7.9
PROPRIETORS	5,048	5,192	5,624	5,800	5,800	5,829	781	15.5
TOTAL ALL SECTORS	280,466	283,280	316,464	323,369	322,176	329,135	48,669	17.4

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY, ES-202 SERIES;
U.S. DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS, UNPUBLISHED SERIES;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

06.04.84 JPB

Central Boston

Table 6

CITY OF BOSTON EMPLOYMENT, 1982 AND 1990

INDUSTRY	1982	1990	CHANGE NUMBER	CHANGE PERCENT
AGRI.MINING	547	514	- 33	- 6.0
CONSTRUCTION	10,445	12,545	2,100	20.1
MANUFACTURING	49,685	55,250	5,565	11.2
TRANSPORTATION-PU.	36,120	40,599	4,479	12.4
WHOLESALE TRADE	25,051	27,481	2,430	9.7
RETAIL TRADE	55,197	62,649	7,452	13.5
FINANCE-INS-RE	76,584	90,446	13,862	18.1
SERVICES	193,602	238,131	44,528	23.0
HOTEL	6,389	10,708	4,319	67.6
MEDICAL	60,985	74,889	13,904	22.8
EDUCATIONAL	30,008	31,719	1,710	5.7
CULTURAL	4,840	5,576	736	15.2
SOCIAL-NONPROFIT	20,135	22,813	2,678	13.3
BUSINESS	34,461	47,281	12,820	37.2
OTHER	36,784	45,145	8,361	22.7
GOVERNMENT	89,142	93,599	4,457	5.0
PROPRIETORS	12,070	10,260	- 1,811	-15.0
TOTAL ALL SECTORS	548,444	631,473	83,029	15.1

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S.DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

03.13.84 JPB

Table 7

CENTRAL BOSTON EMPLOYMENT, 1982 AND 1990

INDUSTRY	1982	1990	CHANGE NUMBER	CHANGE PERCENT
AGRI.MINING	444	417	- 27	- 6.0
CONSTRUCTION	3,825	4,594	769	20.1
MANUFACTURING	23,632	26,279	2,647	11.2
TRANSPORTATION-PU.	15,841	17,805	1,964	12.4
WHOLESALE TRADE	14,002	15,360	1,358	9.7
RETAIL TRADE	25,298	28,713	3,415	13.5
FINANCE-INS-RE	60,622	71,594	10,972	18.1
SERVICES	121,938	149,984	28,046	23.0
HOTEL	6,004	10,063	4,059	67.6
MEDICAL	17,812	21,873	4,061	22.8
EDUCATIONAL	16,013	16,926	913	5.7
CULTURAL	1,982	2,284	301	15.2
SOCIAL-NONPROFIT	15,193	17,214	2,021	13.3
BUSINESS	24,247	33,266	9,020	37.2
OTHER	40,687	48,358	7,671	18.9
GOVERNMENT	50,774	53,312	2,539	5.0
PROPRIETORS	5,800	4,930	- 870	-15.0
TOTAL ALL SECTORS	322,176	372,989	50,814	15.8

SOURCE: MASSACHUSETTS DIVISION OF EMPLOYMENT SECURITY,
ES-202 EMPLOYMENT SERIES AND EMPLOYMENT PROJECTIONS;
U.S.DEPARTMENT OF COMMERCE, BUREAU OF ECONOMIC ANALYSIS,
UNPUBLISHED EMPLOYMENT SERIES, SUFFOLK COUNTY;
BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, MASSACHUSETTS.

03.13.84 JPB

Rental Housing and Vacancy Rates, Fall 1983

Table 8 Fall Survey Report, October 1, 1983, Occupancy Survey, Boston and Suburbs, October 1983, May 1983, October 1982 and November 1981.

Source: Rental Housing Association of Greater Boston, Report to Survey Participants, November 3, 1983.

RHA

RENTAL HOUSING ASSOCIAT...

November 3, 1983

TO: SURVEY PARTICIPANTS

FROM: J. THOMAS MARQUIS, PRESIDENT

SUBJECT: FALL SURVEY REPORT

Enclosed are the findings of the Fall installment of the RHA survey. I would like to thank each of you for participating and providing all of us with invaluable information about current market conditions.

Because of the positive response of so many of our participants, we are continuing to provide comparative data to assist in analyzing trends and changes. Similarly, we have added our additional findings directly to the lower portion of the report itself, in addition to noting them in this cover letter.

Among the observations which can be drawn from the current and comparative figures are the following:

— the market softness of the past 30 months is finally beginning to correct itself, with the oversupply of studios and one bedroom units almost absorbed;

— the overall market, in terms of availability and turn-over, is much closer to the typical Fall rent-up season than we have experienced in five or six years;

— vacancies are more evenly spread throughout the price ranges, although Boston is still strong in the \$300 to \$500 range;

— for the first time in 3 years or more, two bedroom units have greater availability than smaller units;

— the average rental increase over the past year was in the 4% to 6% range, and the average length of tenancy is now slightly more than two years;

— vacancies in the outer suburbs continue to increase, but are no longer as highly concentrated in the Rte. 128 band.

The Fall survey results bear close watching, because two rather significant developments may be emerging:

— the student population throughout the area does not seem to be declining as much as originally projected and may continue to impact the market; especially among larger units;

(over)

-- the drop in vacancies for smaller units may indicate that the economic pressure for "doubling up" among the young professionals is beginning to ease.

We will closely monitor these developments in subsequent surveys. We welcome your observations and comments.

Since this information is being sent directly only to those who have indicated a desire to participate, we would ask that you share this report with anyone in your organization to whom it might be useful.

JTM/dmy

Enclosures

Table 6

October 1, 1983

Greater Boston Real Estate Board

Rental Housing Association of Greater Boston

OCCUPANCY SURVEY

(1)	Total Units Reported	44,956
(2)	Respondents — 126	
(3)	Market Rate Units	28,055
(4)	Vacant Units	1,028
(5)	% of Total Units Vacant	2.29%
(6)	% of Market Units Vacant	3.67%
(7)	Location of Vacant Units:	
	Boston Proper	33%
	Northern Suburbs	10%
	Southern Suburbs	6%
	Western Suburbs	12%
	Outside Rte. 128 — Within Rte. 495	26%
	Beyond Rte. 495	13%
(8)	Size of Vacant Units:	
	Studios	8%
	1 Bedroom	41%
	2 Bedrooms	43%
	3 Bedrooms or More	8%
(9)	Rent Range of Vacant Units:	
	Up to $200	0%
	$200 to $299	4%
	$300 to $399	20%
	$400 to $499	29%
	$500 to $599	25%
	$600 and Up	22%
(10)	City of Boston (sub-group):	
	% of Total Units Vacant	2.46%
	% of Market Units Vacant	4.24%
	Size of Vacant Units:	
	Studios	11%
	1 Bedroom	36%
	2 Bedrooms	43%
	3 Bedrooms or More	10%
	Rent Range of Vacant Units:	
	Up to $200	0%
	$200 to $299	6%
	$300 to $399	27%
	$400 to $499	31%
	$500 to $599	11%
	$600 and Up	25%

(11) Additional Findings:

Average Increase in Rents —

% of units		% of owners
2%	no increase	16%
26%	1% - 3% increase	21%
41%	4% - 6% increase	29%
30%	7% - 9% increase	21%
1%	10% or more increase	13%

Average Length of Residency —

% of units		% of owners
1%	6 months	1%
11%	1 year	9%
4%	18 months	13%
53%	2 years	38%
20%	3 years	20%
11%	4 years or more	19%

October 1, 1983

- Comparative Vacancy Figures -

	(10/1/83)	(5/1/83)	(10/1/82)	(11/1/81)
% of Total Units	2.29%	3.99%	2.91%	3.01%
% of Market Units	3.67%	5.77%	5.41%	4.83%
Boston:				
% of Total Units	2.46%	4.22%	2.79%	5.22%
% of Market Units	4.24%	6.85%	6.43%	7.97%
Suburbs:				
% of Total Units	2.05%	3.89%	3.66%	1.86%
% of Market Units	3.19%	5.32%	6.61%	3.08%

- Comparative By Location, Size & Range -

	(10/1/83)	(5/1/83)	(10/1/82)	(11/1/81)
Location:				DATA NOT AVAILABLE
Boston	33%	32%	45%	
North	10%	9%	9%	
South	6%	7%	3%	
West	12%	6%	7%	
Within Rte. 495	26%	41%	31%	
Beyond Rte. 495	13%	5%	5%	
Size:				
Studio	8%	9%	11%	
1 Bedroom	41%	52%	47%	
2 Bedrooms	43%	35%	34%	
3 Bedrooms or More	8%	4%	8%	
Rent Range:				
Up to $200	0%	0%	1%	
$200 to $299	4%	6%	10%	
$300 to $399	20%	33%	37%	
$400 to $499	29%	36%	27%	
$500 to $599	25%	19%	11%	
$600 and Up	22%	6%	14%	

- Boston Comparative -

	(10/1/83)	(5/1/83)	(10/1/82)	(11/1/81)
Size:				NOT AVAILABLE
Studio	11%	17%	15%	
1 Bedroom	36%	56%	51%	
2 Bedrooms	43%	22%	28%	
3 Bedrooms or More	10%	5%	6%	
Rent Range:				
Up to $200	0%	0%	1%	
$200 to $299	6%	11%	12%	
$300 to $399	27%	52%	41%	
$400 to $499	31%	29%	25%	
$500 to $599	11%	5%	7%	
$600 and Up	25%	3%	14%	

Findings From Past Surveys

- 73% of units available for rental in greater Boston include heat as part of the monthly rent
- rent increases for renewal of tenancies average 5% to 15% below the increase for similar units placed on the open market
- vacant units average 29.9 days on the market, if not occupied by the first of the month
- 81% of tenancies employ written 1-year leases

Long-Term Housing Demand in Boston

Table 9 Calculation of Long-Term Housing Demand, 1982-1992

Source: Boston Redevelopment Authority, Boston's Prospective Development and the Linkage to Housing Needs, revised June 1984.

Table 9

CALCULATION OF LONG-TERM HOUSING DEMAND IN BOSTON, 1982-1992

1. Employment, Downtown

	1982	1992	Low	Moderate	High
1982-1992	289,700	342,400			
Change	+52,700				
% Residents	x .35				
Residents	18,445		25%	34%	41%
1.5 Employed/HH	÷ 1.5				
Households	12,297		3,074	4,182	5,042
HH per Year	1,230				

2. Population Increase

	1980	1990	Low	Income Moderate	High
Population	562,994	575,000			
HH Size	2.42	2.24			
Households	218,457	241,000	40%	40%	20%
Vacancy Rate	.095	.055			
Housing Units	241,194	255,026			
Change		13,832	5,533	5,533	2,766
Per Year		1,383			

3. Replacement Need

	1980	Low	Income Moderate	High
Housing Units	241,194	40%	40%	20%
5% Replacement	12,060	4,824	4,824	2,412
Per Year	1,207			

4. Total Units

Total*	Low	Moderate	High
25,000	8,810	9,500	6,690

* Adjusted for overlap in projected increase in employed workers seeking housing and rise in number of households.

Source: BRA Research Department and U.S. Census of Population and Housing, 1980.

III. NORTH END-WATERFRONT DEMOGRAPHIC, HOUSING, AND ECONOMIC DEVELOPMENT TRENDS

The North End-Waterfront neighborhood is experiencing a population influx and a growth in commercial development which are adding to housing market pressures. And, as the nearby downtown economy expands, the North End and Waterfront neighborhoods are receiving additional pressures for housing. Already, the employment growth trends of 1976-1983, and the related population inflow, have pushed many people out of these neighborhoods and forced a scarcity situation in the existing housing market.

In the 1970-80 decade, housing in the North End-Waterfront neighborhood increased by 1,489 dwellings, a growth of one-third. (Table 10.) Despite this large gain, the rental vacancy rate, in 1980, remained at a scarcity level of 3.5 percent (rental housing vacant for more than two months). The following section describes the demographic and housing conditions that existed in 1980 and the developments that are now having an impact.

Nearly 11,000 people lived in the North End in 1980 in approximately 5,600 households. The North End is characterized by small average household size (1.9 persons per household, compared to the Citywide average of 2.4). The population of the North End is made up of many small, one- and two-person households consisting of elderly and young professional persons. (Table 11.) The median age for North End residents was 36 years old, far above the 29-year mark for the City as a whole, indicating fewer children and more young adults and elderly. In addition, North End residents show greater mobility with 28 percent having lived in a different county in 1975 compared to 19 percent for

all Bostonians. Although North End residents, having higher median family and per capita incomes than City averages, and are somewhat wealthier than their Boston counterparts, there is still a 13 percent incidence of poverty. The income statistics are higher to some extent because of the small numbers of children in families and fewer college students. In sum, these social and economic characteristics of the North End reflect older and smaller households, a more rapid turnover of residents, and a dualistic feature of higher income and lower poverty. These 1980 neighborhood statistics reflect the demographic changes that have been occurring in the North End over the 1970-1980 decade.

Conditions and characteristics of the North End housing stock also shed light on some important features of the neighborhood. Of the 6,186 housing units in the North End, 5,021, or 81 percent are rental units. (Table 12.) This contrasts with the 70 percent Boston rate. Another notable feature is the age of the housing stock. While 63 percent of all Boston structures were built prior to 1940, a significant 81 percent of North End structures are in this category. In 1980, the vacancy rate for rental units of greater than two months duration was 3.5 percent, a figure much lower than the Citywide average of 5.2 percent. Looking at housing costs, rental rates for North End and Citywide units were almost equal while North End mortgage payments were almost 30 percent greater. A brief overview of housing market conditions in the North End during 1980 showed that housing was older, more scarce, and somewhat more expensive than Boston's housing taken as a whole.

The North End represents a portion of the Boston economy that is small, 6 percent of the jobs in relation to the city as a whole, but a number of workers that is large in relation to the neighborhood's

population. It is ringed by the North Station, Government Center and Financial District areas which contain extensive finance, services, transportation and communication industries of a great variety. An analysis of employment by zip code areas highlights the role of the North End economy. (Tables 13 and 14.) The 02113 zip code district contains the primary residential core of the North End and is the site for 1,391 jobs--primarily retail trade and personal services establishments. The 02109 zip code area encompasses the North End-Waterfront, part of Government Center, Quincy Market, and a small part of the Financial District areas. There are a total of 33,251 private-sector jobs in this area containing a large selection of retail trade, financial, business and professional services. To some extent the downtown business economy has gradually crept toward the North End over the last decade.

Development in the North End is primarily residential and retail. (Table 15.) In 1976 there were two major apartment complexes completed with the Lewis Wharf and Battery/Commercial Street conversion along the waterfront area as well as a BHA elderly housing project. In 1977 there was one major office building rehab on Washington Street, several scattered waterfront retail sites, and another elderly housing project developed. In 1978 there was one new apartment building constructed. Two rehabilitated structures, one conversion, and one new apartment building were completed in 1979--notably Casa Maria and the San Marco condominiums. In 1980 Union Wharf condominiums were completed along with residential and retail uses in the Commercial block. During 1982, two small projects--one retail and one office were constructed. The North End Community Health Center was finished in 1983. Scheduled for

1985 is the Lincoln Wharf (San Marco) condominiums and museum and the Long Wharf park, phase one. In sum, the North End contains very few open developable sites except for the Waterfront areas which received the bulk of development activity, 1976-1984.

Condominium conversion development has been extensively pursued in the North End dating back to 1973. Through June 1983, 121 buildings and 1,022 condominium units have been generated in the North End neighborhood. (Table 16.) The big period of condominium development was 1978-1982. The North End has 7.6 percent of the 13,490 condominiums in the City as of June 30, 1983 although it contains only 2.6 percent of total City housing units. Thus, it can be inferred that condominium development activity is much more prevalent in the North End than the City as a whole. Table 17 shows the location and sizes of the 66 cases of condominium developments.

This brief review of the social, economic, and development trends in the North End shows that the neighborhood has been experiencing significant economic growth and change since the early 1970s. The North End was at one time a tightly-knit, ethnic residential neighborhood but has been undergoing a period of change as newer residents have been moving in--primarily young professionals occupying rental and condo units. This change has been largely due to the growth of the downtown economy surrounding the neighborhood and the consequent demand for adjacent housing. As these pressures have mounted during the 1970s and 1980s, low-income tenants are increasingly threatened with displacement because of the housing scarcity in the North End.

Projections of population and households for Boston's neighbor-

hoods, prepared in 1982, forecast a 38 percent growth in the North End-Waterfront population by 1990, requiring a 46 percent increase in housing units (with a continued reduction of persons per household from 1.8, in 1980, to 1.7 in 1990). (See Exhibit 18.)

Residential Development in Central Boston and the North End

Table 10 Residential Development (Excerpt)

Source: Boston Redevelopment Authority, Boston Tomorrow, Background on Development, Fall 1983.

Table 10

Residential Development

Introduction

The employment growth forecasted for Boston's commercial and institutional sectors promises additional job opportunities for the city's present and future labor force. With that growth, the need for housing in Boston will also increase. Meeting that future demand and alleviating the current shortage of decent, affordable housing in Boston presents challenges which the City will address in formulating development strategies and policies.

Changes in demographic trends, such as the increase in the number of smaller households; rising costs of development; and the reduction in Federal housing subsidies have constrained the residential market and have generated some of the housing issues confronting the City and its residents today.

First, while the overall number of housing units in Boston has increased slightly, the changes in the characteristics of the population and their lifestyle preferences have already increased the demand for residential units well beyond anticipated residential development.

A second issue is the high cost of housing, which restricts residential opportunities for people with low and moderate incomes. Although some of the residential development projects now under construction will include subsidized dwelling units, current Federal housing policy will significantly reduce the number of subsidized units constructed during the next decade. This is of major consequence in Boston, where twenty percent of the residents receive some form of housing subsidy. In the absence of Federal subsidies, the private market will be less able and willing to provide new, affordable housing. In those parts of Central Boston where residential developers face stiff competition from commercial and institutional developers for limited real estate, prospects for affordable housing have diminished.

Third, although change and residential mobility are natural phenomena in neighborhoods; inflation, housing rehabilitation, and conversion of rental units to owner-occupied housing often force residents to move involuntarily. Many residents have few options when threatened with displacement.

These issues affect the dynamics of Central Boston's housing market, as well as housing in all of Boston's neighborhoods. Because downtown development significantly influences the demand for housing throughout the city, this study is an appropriate means for addressing the issues summarized above and for ascertaining how development strategies for Central Boston might alleviate some of the problems facing current and potential residents of the city.

RESIDENTIAL TRENDS AND CHARACTERISTICS

- City-Wide Trends

Boston's housing has changed significantly over the past two decades. The changes are reflected not in the number of units but in the composition and location of the housing supply, forms of tenure, and characteristics and needs of residents.

The total number of units has increased only slightly, growing from 238,800 in 1960 to 241,400 in 1980, as Table VI-1 notes. Though the supply of housing shows little net growth, it has fluctuated over the past twenty years. Between 1960 and 1970, there was a net loss of six thousand units. In the following decade, the net addition of nearly nine thousand units more than restored the previously diminished supply.[1]

Composition of the housing supply changed more dramatically. Boston lost nineteen thousand units of one-to-four family, owner-occupied housing during the 1960s.[2] Nonetheless, owner-occupancy increased by eight thousand units in the 1970s. Changes in tenure, rather than new construction, accounted for this growth. Nearly four thousand owners moved into previously rented units, and forty-five hundred units went into condominium ownership. Only twenty percent of the condominiums were newly constructed. Between 1970 and 1980, the majority were established through changes in the existing housing mix: 1,780 luxury apartments were converted to an equivalent number of condominiums; 1,913 moderately priced rental units were redesigned to create 1,677 condominiums; and 722 rooming house units were combined into 247 condominiums.[3]

As owner-occupancy increased, the supply of market-rate rental units diminished. In the 1970s, there was a net decrease of two thousand units. Subsidized housing assumed a greater share of the housing inventory, growing by about eighteen thousand units in the 1970s. Costs of renovation, new construction, and financing rose, creating disincentives for residential development. The assistance of Federal Section 8 and State-financed programs countered changing economic forces to some extent and attracted residential developers to the subsidized market. As a result, the number of assisted units in the city rose to forty-two thousand in 1980. (Table IV-2 outlines these changes by neighborhood.) Even with the additional units, demand for subsized housing outpaced the supply. Although the costs of housing increased only slightly less than the rate of inflation for the period, tenants whose incomes did not increase felt the rise in costs. On the other hand, some owners found the rental increases insufficient for maintaining their property. City-wide, rents had increased by ninety-six percent between 1970 and 1980, and the price of homes climbed by eighty-four percent.[4] In the same period, the vacancy rate for available, habitable units dropped from six percent to less than four percent.

Demographic characteristics of residents have changed, as have their housing needs. Though Boston's population declined by twelve percent between 1970 and 1980, the number of households remained constant. However, the number of families declined and large households were replaced by substantial increases in the number of small, one-to-two person households. Changes in household size, reflecting the lifestyle preference of the post-war baby boom population, have produced the current demand for homeownership.[5]

Though the net population declined between 1970 and 1980, the percentage of minority and female-headed households increased. Housing patterns of these groups reflect their generally low incomes. Homeownership is low; minority and female-headed households need

Table VI-1 Boston Housing Units, 1980 and 1970

	1980	1970	Change 1970-1980 Number	Change 1970-1980 Percent
Back Bay-Fenway	23,677	23,136	541	2.3%
Beacon Hill-West End	8,841	8,629	212	2.5
Waterfront-North End	6,556	4,727	1,829	38.7
Charlestown	6,122	5,199	1,003	19.6
South End	14,942	11,849	3,093	26.1
Central Boston Total	60,138	53,460	6,678	12.5
Boston Total	241,444	232,448	8,996	3.9

Source: 1980 and 1970 Census of Population and Housing

Table VI-2 Changes in the Supply of Market-Rate Rental and Subsidized Housing Units 1970-1980

	1970		1975		1980	
	market	subsidized	market	subsidized	market	subsidized
Back Bay/Fenway	20,800	600	20,700	1,700	20,000	3,800
Beacon Hill/West End	6,800	-	7,400	-	7,300	400
Waterfront/North End	2,800	-	3,500	100	3,200	400
Charlestown	300	1,100	300	1,700	300	1,700
South End	6,300	1,200	6,300	3,300	5,900	4,500
Central Boston Total	37,000	2,300	38,200	5,800	36,700	10,800
Boston Total	151,000	22,000		32,900	144,500	42,000

Source: Boston Redevelopment Authority, "Boston's Housing in the 1980s," September 1980

more subsidized housing and family-sized units. These are among the findings of a study by the MIT-Harvard Joint Center for Urban Studies entitled "Future Boston: Patterns and Perspectives".[6]

- Central Boston Trends

Viewed in a city-wide context, housing in the study area provides an important source of revenue and supplies a major share of particular housing types. Central Boston's housing inventory includes much of the city's rental stock — about half of its apartments and an equivalent supply of mixed residential/commercial property. The area also supports approximately thirteen percent of the single-family property in the city (this count includes units owned as condominiums), nearly five percent of the two-family structures, and over seven percent of the three-family buildings.[7]

The housing market in Central Boston has reflected many city-wide trends of the past decade, such as the growth of condominium and subsidized housing, higher property values and rents, and smaller household size. But trends affecting Central Boston's market have departed from other general trends. Housing stock increased by eleven thousand units while the number of units city-wide remained constant. The number of people living in Central Boston grew by nearly three percent at a time when the city's total population declined.

- Central Boston's Neighborhoods

A composite of housing in Boston, or even in Central Boston, shows overall trends but cannot provide an adequate picture of housing issues confronting sub-areas within the city. Characteristics and needs of residents, composition of the housing inventory, and the potential for residential development vary among the city's distinct neighborhoods. The following section outlines some similarities and differences of Central Boston's neighborhoods and describes housing trends and issues that residents face.

Back Bay and the Fenway supply a large proportion of Central Boston's housing, much of it in rental units. Though the number of units increased slight-

Table VI-3 Summary Characteristics of Central Boston Neighborhoods 1970-1980

	Population	Change in Population 1970-1980	Change in Households 1970-1980	Black	Aged 65 and Over	Units Owner-Occupied	Change in Owner Occupancy 1970-1980	Average Household Size	Change in Average Household Size 1970-1980	Families as Percent of Households	Change in Families as Percent of Households
Back Bay-Fenway	49,517	− 4.6%	− 2%	9.5%	7.3	9 7%	225.1%	1.5	2.0%	18 2%	− 21 4%
Beacon Hill-West End	14,894	9.5	4 7	3.0	11.1	13.8	82 1	1.6	8 9	24 7	− 6 4
Waterfront-North End	11,639	5 1	34.1	1.5	14.2	15.1	51.3	1.8	− 22.8	38 5	− 38.0
Charlestown	13,364	− 13.0	9.0	.2	12.4	32.1	7.7	2.5	− 14.0	58 9	− 19 3
South End	29,611	20.8	30.3	26.6	8.2	12 7	46.3	2.0	12 6	36 8	− 9.6
Central Boston Total	119,025	− 2.2	11.0	11 1	10.1	15.9	63 6	1.8	− 8.3	30 0	− 16 3

Source: 1980 Census of Population and Housing, based on Census Tract Districts


Charlestown
North End
West End
Waterfront
Beacon Hill
Downtown
Back Bay
Chinatown
South Cove
Fort Point Channel Area
Fenway
South End

Table VI-4 Occupied Housing Units by Occupancy Tenure for Central Boston 1970-1980

	1980 Total Housing Units	1980 Renter Occupied Housing Units	% Renter Occupied	1980 Owner Occupied Housing Units	% Owner Occupied	1970 Total Housing Units	1970 Renter Occupied Housing Units	% Renter Occupied	1970 Owner Occupied Housing Units	% Owner Occupied
Back Bay-Fenway	21,285	19,211	90.3%	2,074	9.7%	21,327	20,689	97.0%	638	3.0%
Beacon Hill-West End	8,261	7,125	86.2	1,136	13.8	7,865	7,241	92.1	624	7.9
Waterfront-North End	5,952	5,053	84.9	899	15.1	4,463	3,869	86.7	594	13.3
Charlestown	5,252	3,567	67.9	1,685	32.1	4,840	3,276	67.7	1,564	32.3
South End - CBD	13,115	11,449	87.3	1,666	12.7	10,071	8,932	88.7	1,139	11.3
Central Boston Totals	53,865	46,405	86.2	7,460	13.8	48,566	44,007	90.6	4,559	9.4
Boston Totals	218,456	158,953	72.8	59,503	27.2	217,587	158,309	72.8	59,278	27.2

Sources: 1970 U.S. Census of Population and Housing; 1980 U.S. Census of Population and Housing

ly (2.3 percent with the addition of five hundred units) between 1970 and 1980, the supply of market rate rental units has dropped. In 1970, apartments comprised ninety percent of the two neighborhoods' housing stock but by 1985, the percentage is expected to fall to about sixty percent.[7]

Back Bay's central location, rising market values and the character of the housing stock all encourage and support condominium development. Over two thousand rental units were converted between 1969 and 1979.[8] While the rate has diminished somewhat, condominium conversion still continues,[9] and threatens to displace elderly tenants, long-term residents of the area. The majority of the area's residents are middle and upper income professionals whose earnings afford them a wider range of housing options; displacement is a less serious issue for them.

In contrast, the Fenway houses a large student and elderly population which is generally less affluent than that of Back Bay. The real estate market and overall neighborhood stability of the Fenway suffered during the 1960s, due to arson, real estate speculation, housing abandonment, and institutional expansion. With the infusion of large housing subsidies in the 1970s, the development of some luxury apartments and condominiums, and the increased activity of neighborhood groups, the area is becoming more stable. However, the potential displacement of the low-income and elderly residents, reductions in federal subsidies, and high housing costs will be critical concerns throughout the next decade.

Beacon Hill and the West End are neighborhoods of Boston's affluent residents, and property values are higher than in many residential areas. The supply of housing has increased slightly, especially in the West End, as has the population. Condominium conversion, which occurred at a rapid pace on Beacon Hill in the 1970s, continues with the recently announced conversions of River House, Bellevue Hotel, and Tremont on the Common.[10] As in Back Bay, displacement of the elderly population and housing affordability are issues of concern.

The North End, traditionally a tightly-knit Italian community, has become attractive to newcomers due to the neighborhood's proximity to Downtown, Faneuil Hall Marketplace, and the adjacent, revitalized Waterfront. The demographic characteristics of the area are changing dramatically. The percentage of households that are families living in the North End and Waterfront has decreased from sixty-four percent in 1970 to forty-two percent in 1980, and the number of single-person households has increased. Half the residents in the two neighborhoods now live alone. Housing development along the waterfront accounts for much of the change. Underutilized warehouses and wharf space have been converted to luxury rental units and condominiums. The addition of eighteen hundred units of owner-occupied, market-rate rental, and subsidized units — a thirty-nine percent increase in the total North End/Waterfront stock — has created a dynamic market there. Demand is expected to remain strong and affordability to be a major concern.

Housing in the South End has improved, reversing the deteriorated conditions that led to the area's Urban Renewal designation. The housing supply increased by over twenty-five percent between 1970 and 1980. Population in the area rose by

about twenty percent, and the incidence of owner-occupancy is expected to do the same over the next decade. However, new residents are more affluent than most long-term residents living in the area. Condominium conversion and owner-occupancy of rental units have contributed to the loss of apartments and rooming houses, creating problems of displacement and affordability. The addition of four thousand units of subsidized housing partially alleviated the problem, but conflicts over if and where residential development will take place on vacant land continue to occur in the South End.

Charlestown, the smallest of Central Boston's neighborhoods, is populated primarily by moderate income residents. Sixty percent of the housing there is in one-to-four family owner-occupied buildings. With the addition of several hundred units in the 1970s, thirty percent of the housing stock is now subsidized. Family size is declining in Charlestown, as elsewhere in the city, but at a higher rate than in some neighborhoods. The average age of residents is increasing, and the population has fallen by eighteen percent. Although there was a loss of homeownership during the early and mid-1970s, middle and upper income professionals began to migrate to Charlestown during the late 1970s. The Navy Yard development will add one thousand market-rate rental and condominium units to the neighborhood over the next five years and will inevitably affect the socio-economic mix of the Charlestown community. As elsewhere, housing affordability will be a main concern in Charlestown in the coming decade.

Boston's Downtown is comprised of several distinct subsections, including the Theater, Leather, and Financial Districts; South Station, Chinatown, and South Cove. Consonant with the image of a downtown, most of the land uses found there are commercial, manufacturing, or office uses. Physical deterioration, building obsolescence, and changing market forces are now creating opportunities for new residential uses in this predominantly business district. In particular, the Leather and Theater Districts are areas where new residential development, achieved primarily through adaptive building reuse, is already occurring and is likely to accelerate in the coming decade.

The recent introduction of housing Downtown has been privately financed and is increasing primarily the condominium stock. The lack of housing subsidies and the limited range of tenure options are likely to restrict housing in this part of Central Boston to a small segment of the population. As planned commercial development projects take place, the desirability of these areas for residential occupancy will be enhanced.

The stability of residential Chinatown is threatened by intensive development pressures resulting from the construction of Lafayette Place, the renovation of the South Station area, the revitalization of the Leather District and the Park Plaza area, and continuing expansion and development of Tufts University and New England Medical Center. Through the re-use of vacant manufacturing buildings, the decline of the garment industry could afford new opportunities to accommodate Chinatown residents' critical need for housing units. As elsewhere, financial considerations are primary and residential development will need subsidies to make it affordable to the low and moderate income population.

The Chinese community extends beyond the borders of Chinatown. Many Chinese live in South Cove, and others are moving into housing on lower Washington Street and in the South End. South Cove is comprised of institutional and residential land uses, with supportive residential services. Since 1970, approximately six hundred units of assisted housing have been constructed and are occupied primarily by Chinese residents. Only a few outstanding Urban Renewal parcels are available for development, and they could be put to residential use. Tufts Medical Schools and New England Medical Center, located in the South Cove area, are planning major capital development projects to expand and improve the quality of education and medical services. However, this expansion might reduce the housing stock available in the area. Any further development programs proposed by these institutions must incorporate provisions for accommodating the residential needs of the community.

DEVELOPMENT ISSUES

Over the past two decades, several residential trends have

emerged. First, the supply of one-to-four family, owner-occupied housing has declined, and the desire for homeownership increasingly is being met through condominiums. Condominiums may satisfy the growing demand for smaller homes, which has resulted from decreasing household size and increasing energy costs. However, the cost of condominiums may be prohibitive for low and moderate income residents. Given current interest rates and inflated market values, only a very small segment of the population can afford the down payment and carrying costs associated with this type of homeownership. Hence, homeownership alternatives for moderate-income families have diminished.

Though Central Boston is expected to retain its rental character, the ratio of owner-occupied to rental units is shifting. Owner-occupancy increased by over four percent between 1970 and 1980, growing by over six percent in the Back Bay/Fenway and Beacon Hill/West End areas. The percentage of rental units declined by over four percent in the same period. In each neighborhood, rates at which the number of rental units declined closely approximate rates at which owner-occupancy increased. This trend is likely to continue.

Another housing trend which emerged during the past twenty years was an increase in the supply of subsidized dwellings. Changing economic forces rendered subsidized development a profitable venture, attracting large residential developers. Although each of Central Boston's neighborhoods experienced growth in their subsidized stock during the 1970s, the overwhelming majority of units were located in the Fenway and the South End.

The number of market-rate rental housing units within the study area has declined since 1970. Low and moderate income households, especially those of the elderly, will be adversely affected if condominium conversions continue. Although displacement poses some hardship in any housing market, the low vacancy rate and high rent levels which typify the current market further exacerbate the housing problems of less affluent groups.

The dynamics of development in Central Boston complicate attempts to maintain neighborhood stability and to improve housing options. Legitimate needs for jobs and revenue generated by commercial development often conflict with equally legitimate needs for housing. Such is the case in some neighborhoods described previously, particularly in those, such as Chinatown, which abut Downtown. While commercial development may act as a catalyst for some residential development, the City's development guidelines need to continue to address how residential and commercial projects will affect current neighborhood residents.

The City recognizes the opportunity that commercial development can offer for providing housing funds: the proposed Arlington-Hadassah project will contribute a minimum payment of 600,000 dollars and the Rowes/Fosters Wharves project will provide a minimum of 500,000 dollars annually as part of its lease agreement with the City of Boston. Funds from both projects will be used to generate housing for low and moderate income households. Commercial development forecasted for the coming decade will afford similar prospects for supporting residential projects.

NOTES

1. 1970 and 1980 U.S. Censuses of Population and Housing
2. Rolf Goetze, "Boston's Housing in the 1980s Challenges and Opportunities", Boston Redevelopment Authority, September 1980, p. 51
3. Bonnie Heudorfer, "Condominium Development in Boston", Boston Redevelopment Authority, September 1980, p. 28
4. Fred C. Dolittle, George S. Masnick, Phillip L. Clay, Gregory A. Jackson, "Future Boston Patterns and Perspectives The Joint Center for Urban Studies and Planning of MIT and Harvard University, 1982, p. 62
5. Ibid., p. 64-65
6. Ibid., p. 65
7. Goetze, "Boston's Housing", p. 56
8. Heudorfer, "Condominium Development", p 28
9. Karen Buglass, "Condominium Update January through August 1980", Boston Redevelopment Authority, March 1981, p 1
10. Ibid., p 1

Demographic and Housing Characteristics of Boston and the North End

Table 11. General and Family Characteristics; 1980, Boston and North End-Waterfront

Table 12 General Housing Characteristics; 1980, Boston and North End-Waterfront

Source: U.S. Bureau of the Census, in collaboration with the City of Boston and the Boston Redevelopment Authority, Boston Population and Housing by Neighborhood Areas, 1980, Demographic Information from the U.S. Bureau of the Census Neighborhood Areas, 1980, September 1983.

Table 11

Table P-1. General and Family Characteristics: 1980—Con.

The Area Neighborhoods	The Area 25-107 BOSTON	Neighborhood 048 NORTH END WATERFRONT
URBAN AND RURAL		
Total persons	562 994	10 859
Urban	562 994	10 859
Inside urbanized areas	562 994	10 859
Outside urbanized areas	-	-
Rural	-	-
RACE AND SPANISH ORIGIN		
White	393 937	10 615
Black	126 229	132
Percent of total persons	22.4	1.2
American Indian, Eskimo, and Aleut	1 302	8
Asian and Pacific Islander[1]	15 150	48
Other	26 376	56
Spanish origin[2]	36 068	181
Percent of total persons	6.4	1.7
AGE		
Total persons	562 994	10 859
Under 5 years	30 118	201
5 to 9 years	29 610	230
10 to 14 years	35 965	347
15 to 19 years	55 545	624
20 to 24 years	81 185	1 391
25 to 29 years	62 972	1 460
30 to 34 years	44 339	1 100
35 to 44 years	53 039	1 323
45 to 54 years	48 698	1 219
55 to 59 years	26 161	700
60 to 64 years	24 063	675
65 to 74 years	39 956	983
75 to 84 years	23 666	450
85 years and over	7 677	156
Median	28.9	35.6
Female	297 468	5 536
Under 5 years	14 719	106
5 to 9 years	14 601	103
10 to 14 years	17 754	153
15 to 19 years	28 038	241
20 to 24 years	41 692	679
25 to 29 years	31 709	793
30 to 34 years	22 248	576
35 to 44 years	27 200	595
45 to 54 years	25 781	594
55 to 59 years	14 172	375
60 to 64 years	13 536	370
65 to 74 years	24 416	568
75 to 84 years	16 107	273
85 years and over	5 495	110
Median	30.0	37.0
HOUSEHOLD TYPE AND RELATIONSHIP		
Total persons	562 994	10 859
In households	523 476	10 200
Family householder	116 374	2 240
Nonfamily householder: Male	46 196	1 415
Female	55 887	1 943
Spouse	73 333	1 621
Other relatives	193 959	2 421
Nonrelatives	37 727	560
Persons per household	2.40	1 82
Persons per family	3.30	2.80
In group quarters	39 518	659
Persons 65 years and over	71 299	1 589
In households	63 348	1 578
Family householder	20 427	567
Nonfamily householder: Male	5 521	150
Female	18 657	437
Spouse	10 250	291
Other relatives	7 179	126
Nonrelatives	1 314	7
In group quarters	7 951	11
PERSONS IN HOUSEHOLDS		
Households	218 457	5 998
1 person	80 306	2 897
2 persons	63 041	1 625
3 persons	30 334	552
4 persons	20 394	310
5 persons	11 893	149
6 or more persons	12 489	65
MARITAL STATUS		
Male, 15 years and over	216 987	4 987
Single	111 478	2 285
Now married, except separated	79 480	1 823
Separated	7 230	227
Widowed	7 422	160
Divorced	11 297	412
Female, 15 years and over	258 394	5 174
Single	109 153	2 222
Now married, except separated	78 756	1 703
Separated	12 601	143
Widowed	33 575	716
Divorced	16 309	390

[1]Excludes "Other Asian and Pacific Islander" groups identified in sample tabulations. [2]Persons of Spanish origin may be of any race.

Neighborhood

Statistics

Areas

Boston Redevelopment Authori
1983

Table P-2. Selected Social Characteristics: 1980—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
NATIVITY AND PLACE OF BIRTH		
Total persons	562 994	10 852
Native	475 938	8 815
Born in State of residence	326 451	6 605
Born in different State	136 016	2 161
Born abroad, at sea, etc.	13 471	49
Foreign born	87 056	2 037
LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH		
Persons 5 to 17 years	91 655	899
Speak only English at home	73 795	598
Speak a language other than English at home	17 860	301
Spanish language spoken at home	8 886	22
Speak English very well or well	7 190	12
Speak English not well or not at all	1 696	10
Other language spoken at home	8 974	279
Speak English very well or well	7 776	255
Speak English not well or not at all	1 198	24
Persons 18 years and over	461 257	9 781
Speak only English at home	361 298	6 450
Speak a language other than English at home	80 059	3 331
Spanish language spoken at home	20 641	79
Speak English very well or well	14 672	54
Speak English not well or not at all	5 969	25
Other language spoken at home	59 418	3 252
Speak English very well or well	46 209	2 406
Speak English not well or not at all	13 209	846
MEANS OF TRANSPORTATION TO WORK AND PRIVATE VEHICLE OCCUPANCY		
Workers 16 years and over	250 050	6 462
Car, truck, or van	118 356	1 558
Drive alone	83 123	1 154
Carpool	35 233	404
Public transportation	84 211	1 373
Walked only	41 472	3 413
Other means	3 322	61
Worked at home	2 689	57
Persons per private vehicle	1.21	1.16
SCHOOL ENROLLMENT		
Persons 3 years old and over enrolled in school	173 439	1 567
Nursery school	4 205	33
Public	2 533	–
Private	1 672	33
Kindergarten and elementary (1 to 8 years)	63 808	559
Public	46 713	169
Private	17 095	390
High school (1 to 4 years)	32 386	396
Public	22 796	133
Private	9 590	263
College	73 040	579
Public	29 209	268
Private	43 831	311
YEARS OF SCHOOL COMPLETED		
Persons 25 years old and over	330 650	8 081
Elementary (0 to 8 years)	54 932	2 012
High school: 1 to 3 years	49 407	1 030
4 years	115 787	1 869
College: 1 to 3 years	43 451	807
4 or more years	67 073	2 363
Percent high school graduates	68.4	62.4
SCHOOL ENROLLMENT AND LABOR FORCE STATUS		
Persons 16 to 19 years old	47 410	549
Armed Forces	468	107
Civilian	46 942	442
Enrolled in school	37 540	238
Not enrolled in school	9 402	204
High school graduate	4 833	129
Employed	3 014	81
Unemployed	506	25
Not in labor force	1 313	23
Not high school graduate	4 569	75
Employed	1 567	31
Unemployed	750	16
Not in labor force	2 252	28
VETERAN STATUS		
Civilian persons 16 years and over	456 472	9 380
Veteran	53 964	1 118
Percent of civilian persons 16 years and over	11.8	11.9
Male veteran	50 873	1 063
Percent of male civilian persons 16 years and over	24.3	24.8
WORK DISABILITY STATUS		
Noninstitutional persons 16 to 64 years	385 127	8 419
With a work disability	32 590	641
Not in labor force	22 012	425
Prevented from working	18 594	404
PUBLIC TRANSPORTATION DISABILITY STATUS		
Noninstitutional persons 16 to 64 years	385 127	8 419
With a public transportation disability	10 995	225
Noninstitutional persons 65 years and over	64 411	1 573
With a public transportation disability	12 769	248

Table P-3. Selected Ancestry, Family, Fertility, and Mobility Characteristics: 1980—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
ANCESTRY		
Total persons	562 994	10 852
Single ancestry group	375 186	7 578
Dutch	809	9
English	24 077	301
French	6 136	27
German	8 390	111
Greek	5 950	53
Hungarian	768	-
Irish	92 107	593
Italian	48 392	5 758
Norwegian	528	38
Polish	8 630	54
Portuguese	3 724	75
Russian	8 488	151
Scottish	4 041	22
Swedish	1 710	-
Ukrainian	1 298	25
Other	160 138	361
Multiple ancestry group	111 535	1 726
Ancestry not specified	76 273	1 548
Not reported	54 274	1 245
Selected multiple ancestry groups:		
English and other group(s)	36 171	676
French and other group(s)	17 019	260
German and other group(s)	21 969	348
Irish and other group(s)	58 864	919
Italian and other group(s)	20 570	416
Polish and other group(s)	8 622	186
FAMILY TYPE BY PRESENCE OF OWN CHILDREN		
Families	117 832	2 221
With own children under 18 years	56 437	597
Married-couple families	75 919	1 784
With own children under 18 years	34 116	466
Female householder, no husband present	35 018	363
With own children under 18 years	20 759	106
FERTILITY		
Women 15 to 44 years	151 208	2 896
Children ever born	127 184	1 125
Per 1,000 women	841	388
RESIDENCE IN 1975		
Persons 5 years and over	532 569	10 692
Same house	281 624	5 432
Different house in United States	228 402	4 973
Same county	125 558	2 035
Different county	102 844	2 938
Same State	42 436	1 660
Different State	60 408	1 278
Northeast	37 401	755
North Central	7 159	147
South	10 658	104
West	5 190	272
Abroad	22 543	287

Table P-4. Labor Force Characteristics: 1980—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
LABOR FORCE STATUS		
Persons 16 years and over	459 249	9 992
Labor force	275 571	7 159
Percent of persons 16 years and over	60.0	71 6
Civilian labor force	272 794	6 547
Employed	256 047	6 071
Unemployed	16 747	476
Percent of civilian labor force	6.1	7 3
Not in labor force	183 678	2 833
Female, 16 years and over	246 877	5 118
Labor force	130 063	3 400
Percent of female, 16 years and over	52.7	66.4
Civilian labor force	129 975	3 379
Employed	123 435	3 207
Unemployed	6 540	172
Percent of civilian labor force	5.0	5.1
Not in labor force	116 814	1 718
Female, 16 years and over	246 877	5 118
With own children under 6 years	25 067	156
in labor force	9 693	51
With own children 6 to 17 years only	31 102	419
in labor force	18 419	228
CLASS OF WORKER		
Employed persons 16 years and over	256 047	6 071
Private wage and salary workers	196 627	4 524
Federal government workers	11 119	307
State government workers	15 567	444
Local government workers	23 714	536
Self-employed workers	8 631	235
Unpaid family workers	389	25
OCCUPATION		
Employed persons 16 years and over	256 047	6 071
Managerial and professional specialty occupations	66 660	2 113
Executive, administrative, and managerial occupations	25 238	1 136
Professional specialty occupations	41 422	977
Technical, sales, and administrative support occupations	87 796	2 153
Technicians and related support occupations	10 557	188
Sales occupations	18 788	612
Administrative support occupations, including clerical	58 451	1 353
Service occupations	47 109	834
Private household occupations	929	9
Protective service occupations	6 930	56
Service occupations, except protective and household	39 250	769
Farming, forestry, and fishing occupations	927	45
Precision production, craft, and repair occupations	19 772	231
Operators, fabricators, and laborers	33 783	695
Machine operators, assemblers, and inspectors	17 320	379
Transportation and material moving occupations	7 505	90
Handlers, equipment cleaners, helpers, and laborers	8 958	226
INDUSTRY		
Employed persons 16 years and over	256 047	6 071
Agriculture, forestry, fisheries, and mining	658	30
Construction	8 132	174
Manufacturing	36 521	844
Nondurable goods	15 708	551
Durable goods	20 813	293
Transportation	12 130	340
Communications and other public utilities	6 552	129
Wholesale trade	7 096	153
Retail trade	36 041	891
Finance, insurance, and real estate	23 079	720
Business and repair services	13 404	297
Personal, entertainment, and recreation services	10 696	307
Professional and related services	80 913	1 380
Health services	35 075	383
Educational services	27 989	429
Other professional and related services	17 849	568
Public administration	20 825	806
LABOR FORCE STATUS IN 1979		
Male, 16 years and over, in labor force in 1979	161 182	3 814
Worked in 1979	157 041	3 770
50 to 52 weeks	93 403	2 693
40 to 49 weeks	19 743	415
1 to 39 weeks	43 895	662
Usually worked 35 or more hours per week	129 466	3 306
50 to 52 weeks	85 219	2 570
With unemployment in 1979	32 918	597
Mean weeks of unemployment	15.2	17.8
Female, 16 years and over, in labor force in 1979	146 833	3 351
Worked in 1979	143 738	3 292
50 to 52 weeks	76 996	2 205
40 to 49 weeks	21 321	492
1 to 39 weeks	45 421	595
Usually worked 35 or more hours per week	97 855	2 557
50 to 52 weeks	62 243	1 904
With unemployment in 1979	28 803	548
Mean weeks of unemployment	11 5	12.6
Persons 16 years and over with unemployment in 1979	61 721	1 145
Unemployed 15 or more weeks	20 172	445
WORKERS IN FAMILY IN 1979		
Families	117 832	2 221
No workers	22 460	336
1 worker	37 415	778
2 or more workers	57 957	1 107

Table P-5. **Income and Poverty Status in 1979: 1980**—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
INCOME IN 1979		
Households	219 024	5 563
Less than $5,000	45 032	1 058
$5,000 to $7 499	22 511	513
$7 500 to $9 999	20 819	407
$10 000 to $14 999	37 297	1 000
$15,000 to $19,999	29 644	678
$20,000 to $24 999	21 649	632
$25,000 to $34 999	23 692	555
$35,000 to $49,999	12 349	360
$50 000 or more	6 031	360
Median	$12 530	$13 808
Mean	$16 212	$19 778
Families	117 832	2 221
Less than $5,000	15 057	186
$5,000 to $7,499	10 459	261
$7,500 to $9,999	10 187	181
$10,000 to $14,999	19 269	362
$15,000 to $19,999	17 091	290
$20,000 to $24 999	14 383	276
$25,000 to $34 999	17 606	265
$35,000 to $49,999	9 350	192
$50,000 or more	4 430	208
Median	$16 062	$16 848
Mean	$19 415	$22 938
Unrelated individuals 15 years and over	164 128	4 521
Less than $2 000	30 679	313
$2,000 to $2,999	13 178	221
$3,000 to $4,999	29 878	666
$5,000 to $7,999	24 631	633
$8,000 to $9,999	13 793	368
$10,000 to $14,999	25 334	951
$15,000 to $24,999	20 388	816
$25 000 to $49,999	5 266	434
$50,000 or more	973	119
Median	$5 877	$10 315
Mean	$8 362	$14 281
Per capita income	$6 555	$10 664
Per capita income, noninstitutional persons	$6 644	$10 664
HOUSEHOLD INCOME TYPE IN 1979		
With earnings	164 920	4 457
Mean earnings	$17 338	$21 327
With Social Security income	53 113	1 372
Mean Social Security income	$3 933	$3 861
With public assistance income	33 793	493
Mean public assistance income	$3 103	$2 534
MEAN FAMILY INCOME IN 1979 BY WORKERS IN FAMILY IN 1979		
No workers	$7 092	$6 729
1 worker	$15 998	$20 683
2 or more workers	$26 396	$29 443
POVERTY STATUS IN 1979		
All Income Levels in 1979		
Families	117 832	2 221
With related children under 18 years	59 561	630
With related children 5 to 17 years	47 063	543
Female householder, no husband present	35 018	363
With related children under 18 years	22 380	126
With related children under 6 years	9 665	15
Householder 65 years and over	20 066	532
Unrelated individuals for whom poverty status is determined	142 395	3 909
65 years and over	27 046	610
Persons for whom poverty status is determined	529 726	10 260
Related children under 18 years	118 609	1 060
Related children 5 to 17 years	89 142	888
60 years and over	88 267	2 346
65 years and over	64 367	1 573
Income in 1979 Below Poverty Level		
Families	19 680	227
Percent below poverty level	16 7	10.2
With related children under 18 years	15 975	119
With related children 5 to 17 years	12 390	93
Female householder, no husband present	12 985	82
With related children under 18 years	11 806	63
With related children under 6 years	6 398	15
Householder 65 years and over	1 478	57
Unrelated individuals for whom poverty status is determined	37 725	667
Percent below poverty level	26.5	16.6
65 years and over	5 728	179
Persons for whom poverty status is determined	106 770	1 324
Percent below poverty level	20.2	12.9
Related children under 18 years	36 627	227
Related children 5 to 17 years	26 337	178
60 years and over	11 164	378
65 years and over	8 315	291
Income in 1979 Below Specified Poverty Level		
Percent of persons for whom poverty status is determined:		
Below 75 percent of poverty level	14 5	7 6
Below 125 percent of poverty level	27 2	19 1
Below 150 percent of poverty level	32 9	25.6
Below 200 percent of poverty level	44 1	33 7

Table P-6. General, Social, and Economic Characteristics by Race and Spanish Origin: 1980—Con.

[Data are estimates based on a sample, see introduction. For meaning of symbols, see introduction. For definitions of terms, see appendix B]

The Area Neighborhoods

	Race: White	Race: Black	Race: American Indian, Eskimo, and Aleut	Race: Asian and Pacific Islander	Spanish origin[1]
The Area 25-107					
SEX AND AGE					
Total persons	396 635	126 438	1 455	16 298	36 430
Male	187 203	58 602	622	8 368	17 303
Female	209 432	67 836	833	7 930	19 127
Under 5 years	15 170	10 847	59	1 127	4 069
5 to 14 years	33 937	24 027	325	2 217	7 841
15 to 59 years	266 117	80 494	889	11 139	22 934
60 to 64 years	19 371	4 057	51	464	602
65 years and over	62 040	7 013	131	1 351	984
FAMILY TYPE BY PRESENCE OF OWN CHILDREN					
Families	80 332	28 856	324	3 344	8 102
With own children under 18 years	31 316	19 246	217	1 753	5 935
Married-couple families	57 150	13 365	138	2 864	4 207
With own children under 18 years	22 817	7 845	64	1 624	2 810
Female householder, no husband present	18 481	13 788	170	296	3 426
With own children under 18 years	7 803	10 705	143	107	2 943
YEARS OF SCHOOL COMPLETED					
Persons 25 years old and over	248 624	63 066	837	9 352	15 392
Elementary (0 to 8 years)	36 498	11 108	180	3 417	5 249
High school: 1 to 3 years	33 718	13 165	138	809	2 787
4 years	86 836	24 501	268	2 150	3 976
College: 1 to 3 years	32 997	8 799	132	887	1 581
4 or more years	58 575	5 493	119	2 089	1 799
LABOR FORCE STATUS					
Persons 16 years and over	343 139	88 325	1 028	12 687	23 771
Labor force	207 516	52 337	582	8 096	12 839
Employed	194 636	47 168	520	7 618	11 468
Unemployed	10 677	4 771	34	411	1 264
Female, 16 years and over	183 402	49 239	584	6 053	12 888
Labor force	96 984	26 325	266	3 543	5 624
Employed	93 035	24 228	250	3 298	5 146
Unemployed	3 918	2 048	16	237	478
INCOME AND POVERTY STATUS IN 1979					
Families	80 332	28 856	324	3 344	8 102
Less than $5,000	7 172	6 014	84	334	2 247
$5,000 to $7,499	5 973	3 305	56	290	1 270
$7,500 to $9,999	6 093	3 023	34	465	874
$10,000 to $14,999	12 171	5 459	36	660	1 418
$15,000 to $19,999	12 121	3 880	69	505	886
$20,000 to $24,999	10 810	2 903	10	450	460
$25,000 to $34,999	14 076	2 850	22	357	598
$35,000 to $49,999	7 915	1 068	6	224	301
$50,000 or more	4 001	354	7	59	48
Median	$18 308	$11 462	$9 118	$14 194	$9 027
Mean	$21 922	$14 300	$12 567	$16 779	$11 864
Persons for whom poverty status is determined	387 884	122 128	1 390	15 696	35 384
Income in 1979 below poverty level	57 788	35 257	486	3 518	14 813
Neighborhood 048					
SEX AND AGE					
Total persons	10 637	167	5	43	152
Male	5 204	114	...	...	94
Female	5 433	53	...	...	58
Under 5 years	167	5	...	...	19
5 to 14 years	590	10	...	...	15
15 to 59 years	7 552	134	...	...	93
60 to 64 years	773	-	...	...	-
65 years and over	1 555	18	...	...	25
FAMILY TYPE BY PRESENCE OF OWN CHILDREN					
Families	2 202	19	-	-	33
With own children under 18 years	584	13	-	-	20
Married-couple families	1 693	11	-	-	24
With own children under 18 years	461	5	-	-	11
Female householder, no husband present	355	8	-	-	9
With own children under 18 years	98	8	-	-	9
YEARS OF SCHOOL COMPLETED					
Persons 25 years old and over	7 973	75	...	...	49
Elementary (0 to 8 years)	2 005	7	...	...	5
High school: 1 to 3 years	1 016	6	...	...	19
4 years	1 837	24	...	...	25
College: 1 to 3 years	795	12	...	...	-
4 or more years	2 320	26	...	...	-
LABOR FORCE STATUS					
Persons 16 years and over	9 792	152	...	...	112
Labor force	6 983	128	...	...	71
Employed	6 007	38	...	...	54
Unemployed	467	-	...	...	17
Female, 16 years and over	5 055	38	...	...	38
Labor force	3 347	28	...	...	19
Employed	3 184	15	...	...	16
Unemployed	163	-	...	...	3
INCOME AND POVERTY STATUS IN 1979					
Families	2 202	19	-	-	33
Less than $5,000	186	-	-	-	13
$5,000 to $7,499	261	-	-	-	20
$7,500 to $9,999	175	6	-	-	-
$10,000 to $14,999	357	5	-	-	-
$15,000 to $19,999	290	-	-	-	-
$20,000 to $24,999	276	-	-	-	-
$25,000 to $34,999	257	8	-	-	-
$35,000 to $49,999	192	-	-	-	-
$50,000 or more	208	-	-	-	-
Median	$16 773	$12 995	-	-	$5 437
Mean	$22 977	$18 442	-	-	$5 430
Persons for whom poverty status is determined	10 128	77	...	...	152
Income in 1979 below poverty level	1 306	-	...	...	68

[1] Persons of Spanish origin may be of any race

Table 12

Table H-1. General Housing Characteristics: 1980—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
Total housing units	241 444	6 168
Vacant seasonal and migratory	140	3
Year-round housing units	241 304	6 165
YEAR-ROUND HOUSING UNITS		
Tenure by Race and Spanish Origin of Householder		
Owner-occupied housing units	59 504	896
Percent of occupied housing units	27.2	16.0
White	48 702	890
Black	8 845	-
American Indian, Eskimo, and Aleut	90	-
Asian and Pacific Islander[1]	879	3
Other	988	3
Spanish origin[2]	1 351	8
Renter-occupied housing units	158 953	4 702
White	112 952	4 619
Black	35 023	32
American Indian, Eskimo, and Aleut	378	5
Asian and Pacific Islander[1]	3 858	24
Other	6 742	22
Spanish origin[2]	9 427	58
Vacancy Status		
Vacant housing units	22 847	567
For sale only	1 092	75
Vacant less than 6 months	579	40
For rent	12 828	319
Vacant less than 2 months	4 519	154
Held for occasional use	829	25
Other vacants	8 098	148
Boarded up	5 030	55
Lacking Complete Plumbing for Exclusive Use		
Year-round housing units	6 656	510
Owner-occupied housing units	952	29
Renter-occupied housing units	4 407	415
Vacant	1 297	66
Rooms		
Year-round housing units	241 304	6 165
1 room	12 206	133
2 rooms	20 611	730
3 rooms	42 865	2 026
4 rooms	51 271	1 931
5 rooms	54 587	949
6 or more rooms	59 764	396
Median	4.4	3.6
Persons in Unit		
Occupied housing units	218 457	5 598
1 person	80 306	2 897
2 persons	63 041	1 625
3 persons	30 334	552
4 persons	20 394	310
5 persons	11 893	149
6 or more persons	12 489	65
Median, occupied housing units	1 96	1 47
Median, owner-occupied housing units	2.51	1 85
Median, renter-occupied housing units	1.75	1.42
Persons Per Room		
Owner-occupied housing units	59 504	896
1 00 or less	57 263	879
1 01 to 1 50	1 860	11
1 51 or more	381	6
Renter-occupied housing units	158 953	4 702
1 00 or less	149 912	4 605
1 01 to 1 50	5 791	71
1 51 or more	3 250	26
VALUE		
Specified owner-occupied housing units	28 633	36
Less than $10.000	757	2
$10.000 to $14 999	936	-
$15 000 to $19 999	1 825	1
$20 000 to $24 999	2 916	-
$25 000 to $29 999	3 366	1
$30 000 to $34 999	3 844	1
$35 000 to $39 999	3 287	1
$40 000 to $49 999	5 112	10
$50 000 to $79 999	5 455	17
$80 000 to $99 999	572	2
$100 000 to $149 999	342	1
$150 000 to $199 999	95	-
$200 000 or more	126	-
Median	$36 000	$53 500
CONTRACT RENT		
Specified renter-occupied housing units	157 630	4 699
Median	$191	$187

[1]Excludes "Other Asian and Pacific Islander" groups identified in sample tabulations. [2]Persons of Spanish origin may be of any race.

Table H-2. **Selected Housing Characteristics: 1980**—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
YEAR HOUSEHOLDER MOVED INTO UNIT		
Owner-occupied housing units	59 489	894
1979 to March 1980	5 465	169
1975 to 1978	10 630	267
1970 to 1974	8 652	68
1960 to 1969	13 568	107
1950 to 1959	9 369	116
1949 or earlier	11 805	167
Renter-occupied housing units	158 968	4 726
1979 to March 1980	51 200	1 279
1975 to 1978	53 729	1 657
1970 to 1974	24 734	570
1960 to 1969	17 714	448
1959 or earlier	11 591	772
BATHROOMS		
Year-round housing units	241 343	6 192
No bathroom or only a half bath	9 236	1 037
1 complete bathroom	201 695	4 332
1 complete bathroom plus half bath(s)	17 532	532
2 or more complete bathrooms	12 880	291
Owner-occupied housing units	59 489	894
No bathroom or only a half bath	1 339	89
1 complete bathroom	36 718	553
1 complete bathroom plus half bath(s)	12 763	101
2 or more complete bathrooms	8 669	151
Renter-occupied housing units	158 968	4 726
No bathroom or only a half bath	6 498	868
1 complete bathroom	144 882	3 355
1 complete bathroom plus half bath(s)	4 050	396
2 or more complete bathrooms	3 538	107
Year-round housing units	241 343	6 192
KITCHEN FACILITIES		
Complete kitchen facilities	236 540	6 011
No complete kitchen facilities	4 803	181
SOURCE OF WATER		
Public system or private company	241 234	6 177
Individual drilled well	40	9
Individual dug well	14	-
Some other source	55	6
SEWAGE DISPOSAL		
Public sewer	239 651	6 104
Septic tank or cesspool	683	9
Other means	1 009	79
AIR CONDITIONING		
None	167 715	3 893
Central system	14 006	1 102
1 or more individual room units	59 622	1 197
HEATING EQUIPMENT		
Steam or hot water system	146 078	1 883
Central warm-air furnace	45 252	1 112
Electric heat pump	4 533	206
Other built-in electric units	13 868	739
Floor, wall, or pipeless furnace	3 380	102
Room heaters with flue	18 756	940
Room heaters without flue	6 099	277
Fireplaces, stoves, or portable room heaters	2 976	850
None	401	83
Occupied housing units	218 457	5 620
TELEPHONE IN HOUSING UNIT		
With telephone	197 584	5 254
No telephone	20 873	366
VEHICLES AVAILABLE		
None	94 828	3 332
1	92 214	1 900
2	25 643	356
3 or more	5 772	32

Table H-3. Structural Characteristics of Housing Units: 1980—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
UNITS IN STRUCTURE		
Year-round housing units	**241 343**	**6 192**
1, detached	28 962	9
1, attached	8 784	66
2	35 535	127
3 and 4	64 432	1 821
5 or more	103 373	4 169
Mobile home or trailer, etc	257	-
Owner-occupied housing units	**59 489**	**894**
1, detached	25 964	9
1, attached	3 923	60
2	13 447	47
3 and 4	11 245	315
5 or more	4 803	463
Mobile home or trailer, etc	107	-
Renter-occupied housing units	**158 968**	**4 726**
1, detached	2 303	-
1, attached	4 404	6
2	20 083	57
3 and 4	46 031	1 372
5 or more	86 020	3 291
Mobile home or trailer, etc	127	-
YEAR STRUCTURE BUILT		
Year-round housing units	**241 343**	**6 192**
1979 to March 1980	1 372	25
1975 to 1978	6 035	299
1970 to 1974	9 880	450
1960 to 1969	21 792	144
1950 to 1959	22 997	100
1940 to 1949	27 336	166
1939 or earlier	151 931	5 008
Owner-occupied housing units	**59 489**	**894**
1979 to March 1980	60	18
1975 to 1978	188	4
1970 to 1974	342	-
1960 to 1969	4 214	-
1950 to 1959	5 311	14
1940 to 1949	4 548	-
1939 or earlier	44 826	858
Renter-occupied housing units	**158 968**	**4 726**
1979 to March 1980	1 153	7
1975 to 1978	5 526	281
1970 to 1974	9 005	444
1960 to 1969	16 393	125
1950 to 1959	14 013	63
1940 to 1949	19 716	147
1939 or earlier	93 162	3 659
BEDROOMS		
Year-round housing units	**241 343**	**6 192**
None	13 359	186
1	70 730	3 049
2	83 049	2 256
3	52 321	607
4	15 289	94
5 or more	6 595	-
Owner-occupied housing units	**59 489**	**894**
None	245	10
1	4 497	297
2	17 176	361
3	23 119	163
4	9 483	63
5 or more	4 969	-
Renter-occupied housing units	**158 968**	**4 726**
None	12 100	157
1	59 257	2 424
2	56 883	1 708
3	24 489	410
4	4 969	27
5 or more	1 270	-
Year-round housing units	**241 343**	**6 192**
STORIES IN STRUCTURE		
1 to 3	171 023	2 200
4 to 6	51 201	3 149
7 to 12	10 933	282
13 or more	8 186	561
PASSENGER ELEVATOR		
Structures with 4 or more stories	70 320	3 992
With elevator	37 575	1 500
No elevator	32 745	2 492

Table H-4. Fuels and Financial Characteristics of Housing Units: 1980—Con.

The Area Neighborhoods	The Area 25-107	Neighborhood 048
Occupied housing units	218 457	5 620
HOUSE HEATING FUEL		
Utility gas	78 166	3 259
Bottled, tank, or LP gas	2 098	94
Electricity	19 484	915
Fuel oil, kerosene, etc	116 750	1 230
Coal or coke	331	-
Wood	109	-
Other fuel	1 210	39
No fuel used	309	83
WATER HEATING FUEL		
Utility gas	117 137	3 471
Bottled, tank, or LP gas	5 377	197
Electricity	22 344	897
Fuel oil, kerosene, etc	72 099	967
Other	1 068	24
No fuel used	432	64
COOKING FUEL		
Utility gas	161 092	4 054
Bottled, tank, or LP gas	3 668	111
Electricity	51 328	1 416
Other	1 951	22
No fuel used	418	17
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
Specified owner-occupied housing units	28 295	65
With a mortgage	17 235	27
Less than $100	24	-
$100 to $149	70	-
$150 to $199	190	-
$200 to $249	647	-
$250 to $299	1 466	-
$300 to $349	2 719	10
$350 to $399	3 114	-
$400 to $449	2 623	-
$450 to $499	2 282	-
$500 to $599	2 252	17
$600 to $749	1 143	-
$750 or more	705	-
Median	$407	$521
Not mortgaged	11 060	38
Less than $50	27	-
$50 to $74	63	-
$75 to $99	221	-
$100 to $149	787	-
$150 to $199	1 945	-
$200 to $249	2 735	20
$250 or more	5 282	18
Median	$245	$247
GROSS RENT		
Specified renter-occupied housing units	158 215	4 726
Less than $60	3 813	47
$60 to $79	7 697	65
$80 to $99	5 033	105
$100 to $119	3 804	143
$120 to $149	7 883	364
$150 to $169	6 924	362
$170 to $199	13 221	567
$200 to $249	29 202	824
$250 to $299	28 781	691
$300 to $349	20 582	375
$350 to $399	12 345	181
$400 to $499	10 614	313
$500 or more	6 355	664
No cash rent	1 961	25
Median	$251	$242

Table H-5. Characteristics of Housing Units With Householder of Specified Race and Spanish Origin: 1980—C

[Data are estimates based on a sample, see introduction. For meaning of symbols, see introduction. For definitions of terms, see appendix B]

The Area Neighborhoods

The Area Neighborhoods	Race				
	White	Black	American Indian, Eskimo, and Aleut	Asian and Pacific Islander	Spanish origin[1]
The Area 25-107					
TENURE					
Occupied housing units	162 804	43 827	571	5 034	10 661
Owner-occupied housing units	48 957	8 824	102	1 002	1 339
Percent of occupied housing units	30.1	20.1	17 9	19 9	12.6
Renter-occupied housing units	113 847	35 003	469	4 032	9 322
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS					
Specified owner-occupied housing units	24 522	3 343	36	264	391
With a mortgage	14 197	2 701	36	199	333
Less than $200	273	11	-	-	8
$200 to $299	1 866	210	-	37	31
$300 to $399	5 119	580	19	61	105
$400 to $499	3 710	1 109	9	41	100
$500 or more	3 229	791	8	60	89
Median	$397	$450	$395	$404	$422
Not mortgaged	10 325	642	-	65	58
GROSS RENT					
Specified renter-occupied housing units	113 309	34 818	458	4 013	9 303
Less than $100	8 932	6 346	70	398	1 242
$100 to $199	20 998	8 759	105	618	2 020
$200 to $299	41 887	11 874	182	1 921	3 611
$300 or more	39 884	7 603	92	1 020	2 357
No cash rent	1 608	236	9	56	73
Median	$262	$218	$227	$250	$237
Neighborhood 048					
TENURE					
Occupied housing units	5 565	39	-	16	37
Owner-occupied housing units	885	-	-	9	7
Percent of occupied housing units	15.9	-	-	56.3	18.9
Renter-occupied housing units	4 680	39	-	7	30
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS					
Specified owner-occupied housing units	...	-	-	...	...
With a mortgage	...	-	-	...	...
Less than $200	...	-	-	...	...
$200 to $299	...	-	-	...	...
$300 to $399	...	-	-	...	...
$400 to $499	...	-	-	...	...
$500 or more	...	-	-	...	...
Median	...	-	-	...	...
Not mortgaged	...	-	-	...	...
GROSS RENT					
Specified renter-occupied housing units	4 680	...	-	...	30
Less than $100	211	...	-	...	-
$100 to $199	1 423	...	-	...	20
$200 to $299	1 508	...	-	...	10
$300 or more	1 513	...	-	...	-
No cash rent	25	...	-	...	-
Median	$246	...	-	...	$175

[1] Persons of Spanish origin may be of any race

Boston Business Establishments and Employment in the North End

Table 13. Boston Neighborhood Business Patterns, Number of Establishments and Number of Employees by Type of Business, 1981, Zip Code Area 02109.

Table 14. Ibid, Zip Code Area 02113.

Source: Jeffrey Brown, Boston Redevelopment Authority, Boston Neighborhood Business Patterns, Establishments and Employment, by Neighborhood, 1981, July 1983.

Table 13

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 2109

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	2	364
	CONSTRUCTION	17	788
15	GENERAL CONTRACTORS	14	736
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	4	52
	MANUFACTURING	15	105
20	FOOD & KINDRED PRODUCTS	1	7
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	2	9
24	LUMBER & WOOD	1	7
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	10	65
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	0	0
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	2	17
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP.& PUB.U.	51	1,723
41	LOCAL TRANSIT	4	149
42	TRUCKING & WAREHOUSING	1	2
44	WATER TRANSPORTATION	10	321
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	30	499
48	COMMUNICATION	6	390
49	ELECTRIC,GAS & SANITARY SERVICES	1	362

CONTINUED NEXT PAGE

ZIP CODE AREA 2109

CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	49	689
50	WHOLESALE TRADE-DURABLE	25	388
51	WHOLESALE TRADE-NONDURABLE	24	301
	RETAIL TRADE	193	3,053
52	BUILDING MATERIALS & GARDEN	1	2
53	GENERAL MERCHANDISE STORES	1	14
54	FOOD STORES	32	466
55	AUTOMOTIVE DEALERS & SERVICE	1	7
56	APPAREL & ACCESSORY STORES	32	191
57	FURNITURE & HOME FURNISHINGS	3	55
58	EATING & DRINKING PLACES	76	2,054
59	MISCELLANEOUS RETAIL	48	264
	FINANCE-INS.-R.E.	496	13,579
60	BANKING	35	3,367
61	CREDIT AGENCIES	46	796
62	SECURITY,COMMODITY BROKERS	78	3,140
63	INSURANCE CARRIERS	47	972
64	INSURANCE AGENTS,BROKERS	132	1,801
65	REAL ESTATE	105	2,988
66	COMBINED REAL ESTATE-INSURANCE	2	5
67	HOLDING & OTHER INVESTMENT	51	510
	SERVICES	650	12,499
70	HOTELS & OTHER LODGING	6	59
72	PERSONAL SERVICES	11	220
73	BUSINESS SERVICES	156	6,368
75	AUTO REPAIR	7	52
76	MISCELLANEOUS REPAIR	4	30
78	MOTION PICTURES	5	28
79	AMUSEMENT & RECREATION	8	68
80	HEALTH SERVICES	21	191
81	LEGAL SERVICES	275	3,083
82	EDUCATIONAL SERVICES	9	139
83	SOCIAL SERVICES	14	158
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	37	613
89	MISCELLANEOUS SERVICES	97	1,489
	NONCLASSIFIABLE ESTABLISHMENTS	107	451
	TOTAL	1,581	33,251
	PERCENT OF SUFFOLK COUNTY	9.4	7.4

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

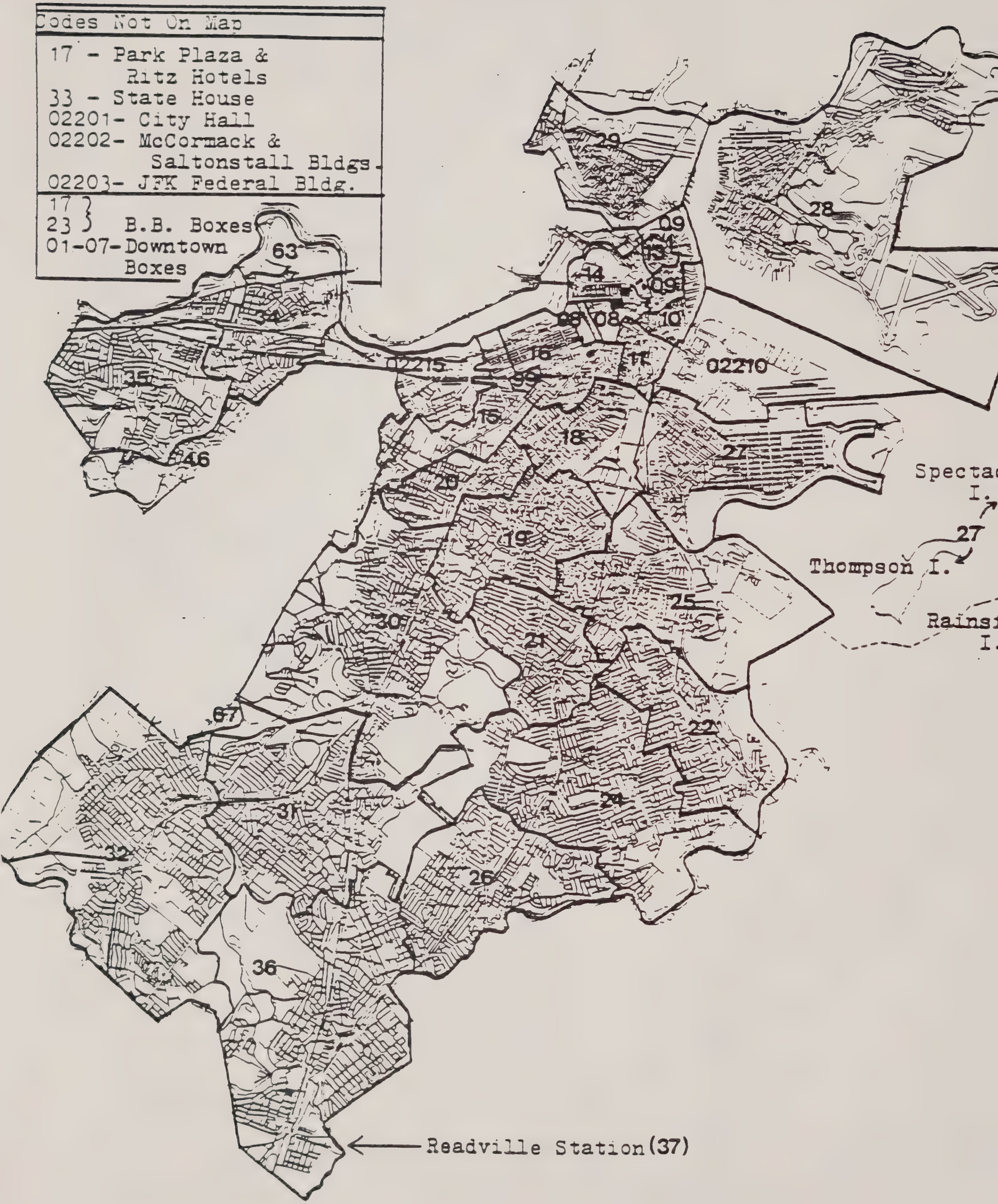
odes 02133, 02203, 02201,
ugh shown on map, were omit-
om analysis because the Census
u does not enumerate govern-
employment.

e: Boston Redevelopment Authority

Figure 11
Zip Code Districts Used for Economic Inventory

0 450 900 1800 Feet

BOSTON ZIP CODES



January, 1978 Mike Matrullo - BRA RESEARCH DEPT

Table 14

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02113

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	0	0
	CONSTRUCTION	6	26
15	GENERAL CONTRACTORS	1	2
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	5	23
	MANUFACTURING	10	353
20	FOOD & KINDRED PRODUCTS	3	11
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	6	306
24	LUMBER & WOOD	0	0
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	1	2
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE, CLAY & GLASS	0	0
33	PRIMARY METALS	0	0
34	FABRICATED METAL	1	34
35	MACHINERY EX. ELECTRICAL	0	0
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP.& PUB.U.	7	54
1	LOCAL TRANSIT	1	2
2	TRUCKING & WAREHOUSING	3	38
4	WATER TRANSPORTATION	0	0
5	TRANSPORTATION BY AIR	0	0
7	TRANSPORTATION SERVICES	4	14
8	COMMUNICATION	0	0
9	ELECTRIC, GAS & SANITARY SERVICES	0	0

CONTINUED NEXT PAGE

ZIP CODE AREA 02113
CONTINUED

TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
WHOLESALE TRADE	8	63
WHOLESALE TRADE-DURABLE	5	52
WHOLESALE TRADE-NONDURABLE	3	11
RETAIL TRADE	79	595
BUILDING MATERIALS & GARDEN	3	7
GENERAL MERCHANDISE STORES	3	7
FOOD STORES	31	129
AUTOMOTIVE DEALERS & SERVICE	0	0
APPAREL & ACCESSORY STORES	4	14
FURNITURE & HOME FURNISHINGS	5	28
EATING & DRINKING PLACES	23	338
MISCELLANEOUS RETAIL	11	73
FINANCE-INS.-R.E.	8	71
BANKING	2	41
CREDIT AGENCIES	1	7
SECURITY,COMMODITY BROKERS	0	0
INSURANCE CARRIERS	0	0
INSURANCE AGENTS,BROKERS	1	14
REAL ESTATE	4	9
COMBINED REAL ESTATE-INSURANCE	0	0
HOLDING & OTHER INVESTMENT	0	0
SERVICES	24	212
HOTELS & OTHER LODGING	0	0
PERSONAL SERVICES	5	16
BUSINESS SERVICES	3	7
AUTO REPAIR	1	2
MISCELLANEOUS REPAIR	0	0
MOTION PICTURES	0	0
AMUSEMENT & RECREATION	1	7
HEALTH SERVICES	5	81
LEGAL SERVICES	1	2
EDUCATIONAL SERVICES	3	50
SOCIAL SERVICES	2	14
MUSEUMS	0	0
MEMBERSHIP ORGANIZATIONS	3	28
MISCELLANEOUS SERVICES	2	5
NONCLASSIFIABLE ESTABLISHMENTS	5	16
TOTAL	147	1,391
PERCENT OF SUFFOLK COUNTY	.9	.3

RCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

Private Development Investment Project Completions in the North End, by Year of Completion, Actual 1976-83, and Scheduled, 1984-85

Table 15. Draft Development List for Boston's North End (Ward 3, Precincts 1-4)

Source: John Avault, Boston Redevelopment Authority, op. cit., see source citation for Tables 1,2, and 3.

Table 15

)0680END

5.31.84 DRAFT DEVELOPMENT LIST FOR BOSTON'S NORTH END (WARD 3, PRECINCTS 1-4)

.976 RESIDENTIAL

CONV.	BATTERY/COMM. CONVERSION			NORTH END	* CENTRAL	
	34 DU	$1,360,000	TAX	WARD 3 PRECINCT 2		49
1 CONV.	MERCANTILE WHARF			WATERFRONT	* CENTRAL	
	121 DU	$4,840,000	121A	WARD 3 PRECINCT 1		56
	PARCEL C-2 ELDERLY (BHA)			COMMERCIAL STREET/ WATERFRONT	* CENTRAL	
	110 DU	$4,400,000	EXMPT	WARD 3 PRECINCT 2		57

977 OFFICE

REHAB	77 N. WASHINGTON STREET			NORTH END	* CENTRAL	
	110,000 SF	$2,000,000	TAX	WARD 3 PRECINCT 4		60

1977 RETAIL

REHAB WATERFRONT (SCATTERED SITES)			WATERFRONT	* CENTRAL	
50,000 SF	$2,500,000	TAX	WARD 3 PRECINCT 1		64

1977 RESIDENTIAL

C-2-B ELDERLY (AUSONIA HOUSE ASSOC.)			RICHMOND & COMMERCIAL STREETS/WATERFRONT	* CENTRAL	
151 DU	$5,800,000	121A	WARD 3 PRECINCT 1		72

1978 RESIDENTIAL

EAST COAST DEVELOPMENT			WATERFRONT	* CENTRAL	
23 DU	$920,000	TAX	WARD 3 PRECINCT 1		105

1979 RESIDENTIAL

CASA MARIA			130 ENDICOT STREET/NORTH END	* CENTRAL	
75 DU	$2,700,000	121A	WARD 3 PRECINCT 4		138
REHAB SAN MARCO CONDO CONVERSION			NORTH END	* CENTRAL	
60 DU	$2,000,000	TAX	WARD 3 PRECINCT 1		145
REHAB 55-65 NORTH WASHINGTON STREET			NORTH END	* CENTRAL	
16 DU	$900,000	TAX	WARD 3 PRECINCT 4		146
CONV. MCLAUGHLIN ELEVATOR FACTORY			FULTON STREET/NORTH END	* CENTRAL	
28 DU	$1,500,000	TAX	WARD 3 PRECINCT 1		148

1980 RETAIL

M2 REHAB COMMERCIAL BLOCK			WATERFRONT	* CENTRAL	
1,800 SF	$100,000	121A	WARD 3 PRECINCT 1		161

1980 RESIDENTIAL

M2 CONV. COMMERCIAL BLOCK			WATERFRONT	* CENTRAL	
34 DU	$1,500,000	121A	WARD 3 PRECINCT 1		175
CONV. UNION WHARF CONDO CONVERSION			WATERFRONT	* CENTRAL	
59 DU	$2,400,000	TAX	WARD 3 PRECINCT 1		183
UNION WHARF CONDO TOWNHOUSES			WATERFRONT	* CENTRAL	
27 DU	$1,890,000	TAX	WARD 3 PRECINCT 1		184

1982 OFFICE

REHAB ROSEBUD BUILDING (LEWIS WHARF) WATERFRONT * CENTRAL
16,800 SF $2,000,000 TAX WARD 3 PRECINCT 1 286

1982 RETAIL

M1 LONG WHARF HOTEL WATERFRONT * CENTRAL
10,000 SF $1,000,000 121A WARD 3 PRECINCT 1 296

1983 MEDICAL

NORTH END COMM. HEALTH CENTER NURSING FULTON & RICHMOND STREETS/NORTH END * CENTRAL
69,000 SF $6,600,000 EXMPT WARD 3 PRECINCT 1 403

1985 CULTURAL & RECREATIONAL

M2 CONV. NORTH END MUSEUM(LINCOLN WHARF) BATTERY AND COMMERCIAL STREETS * CENTRAL
6,500 SF $500,000 TAX WARD 3 PRECINCT 2 606

LONG WHARF PARK PHASE 1(BRA-MBTA) WATERFRONT * CENTRAL
$2,400,000 EXMPT WARD 3 PRECINCT 1 609

1985 RESIDENTIAL

M2 CONV. LINCOLN WHARF CONDOS(SAN MARCO) 357-371 COMMERCIAL STREET * CENTRAL
191 DU $9,000,000 TAX WARD 3 PRECINCT 1 640

COMPILED BY B.R.A. RESEARCH

DATE: 84-153; TIME: 12:43:23.7; CPU TIME: 0000.9 SEC

Condominium Creation in the North End

Table 16. North End Condominiums, by Year of Formation, 1969-1983

Table 17. Residential Condominiums in the North End, 1969 to June 30, 1983, (Alphabetical Street Address List)

Source: John Huggins, Tatsuro Matsuwaki, and Jack Robertson, John F. Kennedy School of Government, Spring Exercise, May 1984, in cooperation with the Boston Redevelopment Authority, under the supervision of Jeffrey Brown, Condominium Development in Boston; Update Through June 30, 1983, May 1984.

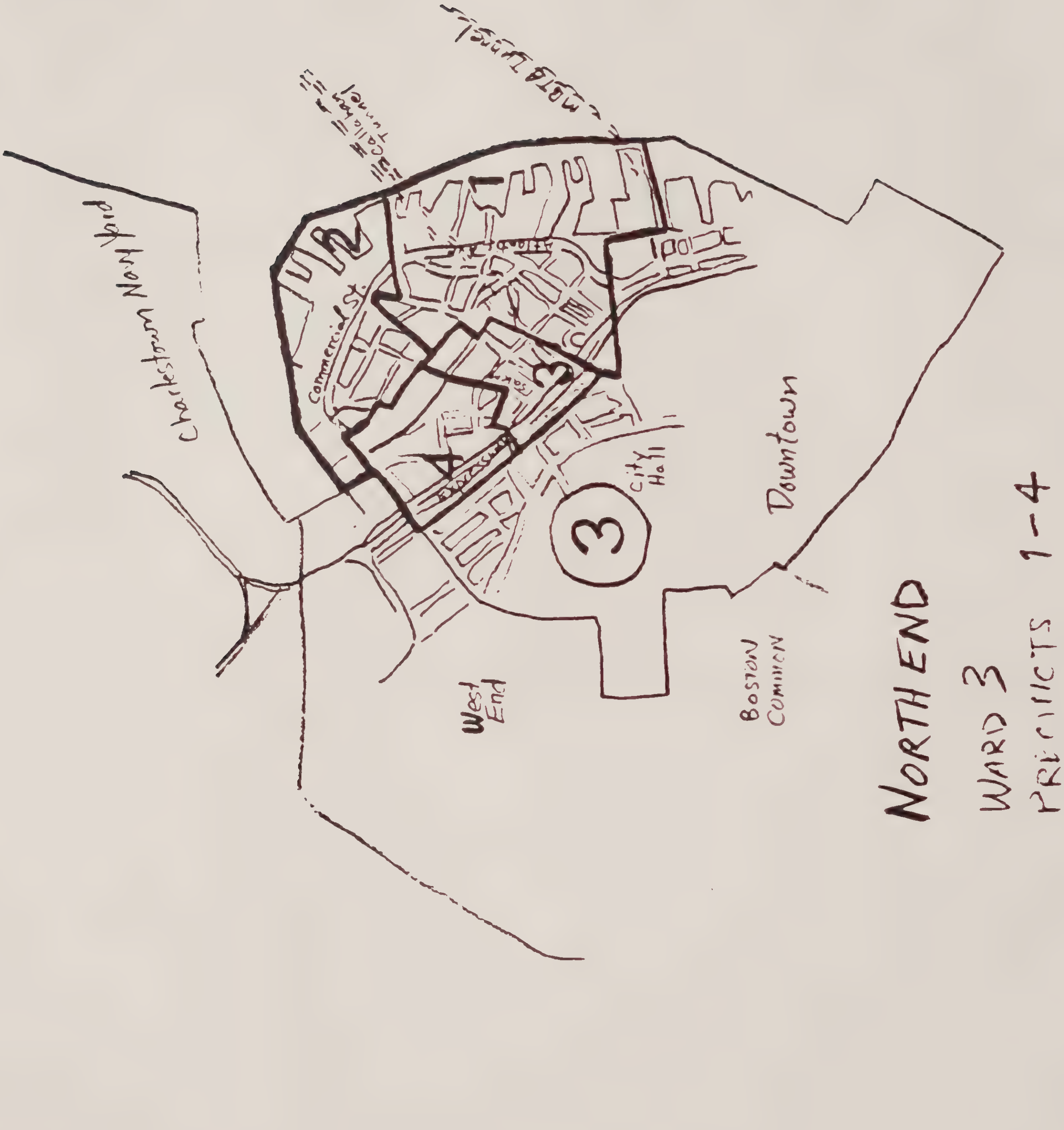
Table 16

North End* Condominiums, by Year of Formation, 1969–1983

Year	Cases	Buildings	Dwelling Units
1969	0	0	0
1970	0	0	0
1971	0	0	0
1972	0	0	0
1973	3	12	203
1974	2	12	48
1975	1	4	16
1976	1	2	9
1977	4	6	24
1978	10	21	238
1979	14	17	179
1980	7	12	75
1981	7	8	65
1982	10	18	103
1983	7	9	62
Total	66	121	1,022

* Ward 3, Precincts 1-4.

Boston Redevelopment Authority Research Department, May 31, 1984.


Charlestown Navy Yard
Callahan Tunnel
MBTA Tunnel
Commercial St.
1
2
3
4
City Hall
3
Downtown
West End
Boston Common
NORTH END
WARD 3
1-4

```
00940 NEXT I
00950 REM K=K+1
00952 REM G=G+1
00954 REM Y=Y+1
00956 REM IF Y=1984 THEN 999
00958 REM IF K=16 THEN 999
00960 REM GOTO 102
00999END
```

RESIDENTIAL CONDOMINIUMS IN THE NORTH END
1969 TO JUNE 30, 1983

	ADDRESS	ASSESSOR NUMBER	# UNITS	YEAR	WARD	PRECINCT	ELECTORAL DISTRICT	CENSUS TRACT	PLANNING DISTRICT
35	28-32 ATLANTIC AVE.	45.0	163	1973	3	1	1	303.00	4
36	45-63 ATLANTIC AVE	58.0	44	1974	3	1	1	303.00	4
38	8-12 BATTERY ST	184.0	19	1978	3	2	1	305.00	4
39	9-15 BATTERY ST	359.0	10	1980	3	1	1	305.00	4
40	32 BATTERY ST	460.0	30	1980	3	2	1	305.00	4
219	6 CHARTER ST	160.0	3	1978	3	1	1	304.00	4
220	19 CHARTER ST	840.0	7	1982	3	1	1	305.00	4
221	33 CHARTER ST	154.0	7	1978	3	2	1	305.00	4
222	57 CHARTER ST	769.0	16	1982	3	2	1	301.00	4
223	103 CHARTER ST	877.0	5	1983	3	2	1	301.00	4
250	33 CLARK ST	632.0	4	1981	3	1	1	305.00	4
256	78-80 COMMERCIAL ST	453.0	5	1980	3	1	1	303.00	4
257	102 COMMERCIAL ST	257.0	5	1979	3	1	1	303.00	4
258	106 COMMERCIAL ST	205.0	4	1979	3	1	1	303.00	4
259	110-112 COMMERCIAL ST	256.0	6	1979	3	1	1	303.00	4
260	120 COMMERCIAL ST	325.0	24	1979	3	1	1	303.00	4
261	126-144 COMMERCIAL ST	780.0	35	1982	3	1	1	303.00	4
262	166 COMMERCIAL ST	130.0	5	1977	3	1	1	303.00	4
263	170 COMMERCIAL ST	136.0	5	1977	3	1	1	303.00	4
264	295-343 COMMERCIAL ST	192.0	73	1978	3	1	1	305.00	4

265	328 COMMERCIAL ST	310.0	20	1979	3	1	1	305.00	4
266	342 COMMERCIAL ST	764.0	9	1982	3	1	1	305.00	4
267	480 COMMERCIAL ST	497.0	10	1980	3	2	1	301.00	4
268	540-544 COMMERCIAL ST	912.0	8	1983	3	2	1	301.00	4
269	33-68 COMMERCIAL WHARF EAST	171.0	58	1978	3	1	1	303.00	4
372	29 COOPER ST	717.0	5	1982	3	4	1	302.00	4
429	23 FLEET	141.0	13	1978	3	1	1	304.00	4
430	45 FLEET	274.0	10	1979	3	1	1	304.00	4
431	16 FOSTER ST	795.0	10	1982	3	2	1	301.00	4
433	53 FULTON	503.0	5	1981	3	1	1	303.00	4
434	75 FULTON	174.0	13	1978	3	1	1	303.00	4
435	99 FULTON	234.0	36	1979	3	1	1	303.00	4
436	112-114 FULTON	400.0	13	1980	3	1	1	303.00	4
437	113 FULTON	317.0	5	1979	3	1	1	303.00	4
438	120 FULTON	175.0	19	1978	3	1	1	303.00	4
439	121 FULTON	755.0	5	1982	3	1	1	303.00	4
440	122-32 FULTON	161.0	23	1978	3	1	1	303.00	4
441	125 FULTON	804.0	5	1982	3	1	1	303.00	4
483	287-295 HANOVER ST	39.0	10	1973	3	3	1	304.00	4
484	440 HANOVER ST	324.0	22	1979	3	1	1	305.00	4
493	4-6 HENCHMAN ST	105.0	9	1976	3	2	1	301.00	4
494	10-16 HENCHMAN ST	46.0	30	1973	3	2	1	301.00	4
669	2 NORTH BENNET CT	852.0	5	1982	3	3	1	304.00	4
670	69 NORTH MARGIN	898.0	10	1983	3	4	1	301.00	4
671	14 NORTH SQ.	61.0	4	1974	3	1	1	304.00	4
672	16 NORTH SQ.	440.0	4	1980	3	1	1	304.00	4
673	243 NORTH ST	143.0	10	1978	3	1	1	303.00	4
674	248-254 NORTH ST	119.0	10	1977	3	1	1	304.00	4
708	56 PRINCE ST	341.0	14	1979	3	3	1	304.00	4
709	84 PRINCE ST	890.0	20	1983	3	4	1	304.00	4

710	105 PRINCE ST	218.0	5	1979	3	3	1	301.00	4
711	136 PRINCE ST	639.0	11	1981	3	4	1	301.00	4
712	152-158 PRINCE ST	93.0	16	1975	3	4	1	301.00	4
741	57-61 SALEM ST	360.0	19	1979	3	3	1	304.00	4
742	63 SALEM ST	647.0	5	1981	3	3	1	304.00	4
743	65 SALEM ST	248.0	5	1979	3	3	1	304.00	4
744	90 SALEM ST	864.0	10	1983	3	4	1	302.00	4
745	119-121 SALEM ST	604.0	16	1981	3	3	1	304.00	4
746	146 SALEM ST	907.0	5	1983	3	3	1	304.00	4
747	181 SALEM ST	514.0	20	1981	3	2	1	304.00	4
748	201 SALEM ST	776.0	6	1982	3	2	1	304.00	4
775	34 SHEAFE ST	655.0	4	1981	3	3	1	301.00	4
776	31 SNOW HILL RD.	216.0	4	1979	3	2	1	301.00	4
811	23 TILESTON	122.0	4	1977	3	1	1	304.00	4
834	23 UNITY ST	399.0	3	1980	3	2	1	304.00	4
885	8 WIGET ST	872.0	4	1983	3	4	1	302.00	4

TOTAL NUMBER OF CASES 66

TOTAL NUMBER OF UNITS 1,022

SOURCE: CITY OF BOSTON ASSESSING DEPARTMENT. PREPARED BY B.R.A. RESEARCH DEPARTMENT, MAY 31, 1984.

North End-Waterfront
Projections of Population and Related Housing Requirements

Exhibit 18. Population Projections for Census Tract Districts within Boston, 1990, 2000, 2010

Source: Boston Redevelopment Authority, Background paper prepared for City of Boston Population Projections, A Summary, February 1982.

Table 18

POPULATION PROJECTIONS FOR CENSUS TRACT DISTRICTS WITHIN BOSTON, 1990, 2000, 2010

Population projections for the City of Boston through the year 2010 have been provided to the Central Transportation Planning Staff and the Metropolitan Area Planning Council.[1] In addition, there is a need for population projections for the City's neighborhoods. These have been developed and are presented here.

These population projections for Census Tract District neighborhoods are consonant with the overall City projections. They indicate a modest growth for the City of near two percent in each of the three decades spanning the 1980-2010 period, with growth being somewhat larger for the 1980-90 decade and tapering off at the turn of the century. This reflects expected population growth based on the anticipated changing number of household formations nationally and locally.

Little change is seen in the distribution of population throughout the City, with the northern neighborhoods accounting for 46 percent and the southern neighborhoods for 54 percent of the population in 1990. These percentages reflect the growth in housing and households of generally smaller size in the northern portion of the City as more affluent households of smaller size choose the City as a place to live. The southern portion of the City will experience housing stability, or loss in some areas, with stable household sizes which are expected to characterize the increasing minority component of these neighborhood populations.

However, differing patterns of gain and loss during the 1980-90 decade are seen for various Census Tract Districts. Gains are anticipated for Back Bay/Fenway, Waterfront/North End, Charlestown, South End, and Roxbury/Mission Hill. Losses are anticipated in Allston/Brighton as conversions of dwelling units causes a drop in household size.

Beyond 1990, the distribution of population by neighborhood is shown to remain the same. These distributions give an indication of how population may be distributed, barring more detailed information on future housing which would yield more precise projections.

The methodology used is the Housing Unit Method. New housing with almost certain completion between 1980 and 1985 was compiled by neighborhood. Expected demolitions by neighborhood for this period were also examined.[2] This was combined with information on prospective new housing in the 1985-90 period to yield net new housing for the decade. Changes in housing due to rehabilitation were not included in the count of new housing. The anticipated 1990 vacancy rate was prorated to the neighborhoods and used to estimate the number of occupied housing units, i.e., households.

Once the number of households was projected for Census Tract Districts, the anticipated number of persons per household was applied

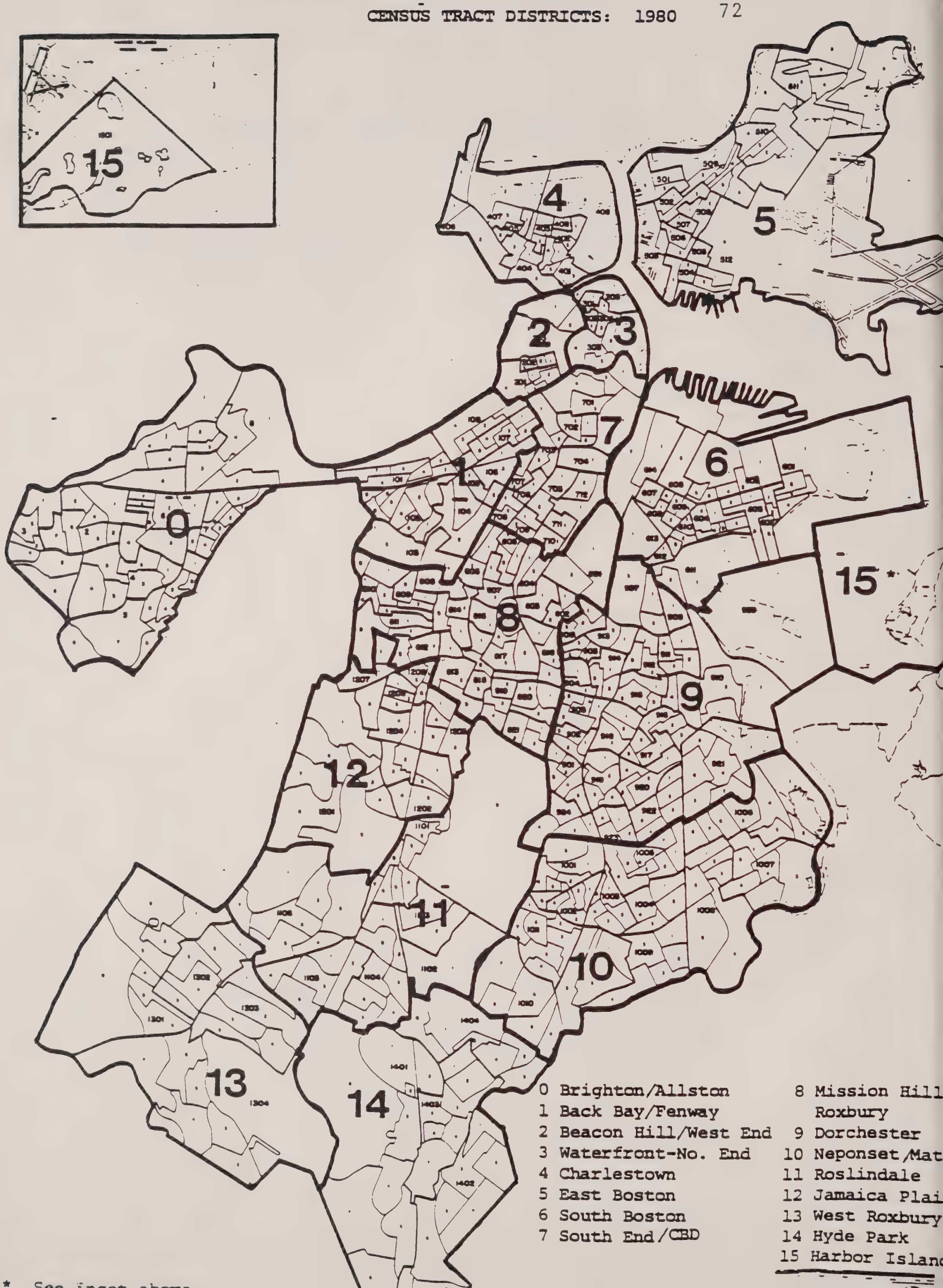
to the number of households. If the proportionate decline in household size in Boston were to equal that for the nation, there would be 2.14 persons per household in the City. However, Boston is home to not only its traditional residents, but increasingly, to young professionals and to minority groups from around the world. Therefore, an expected population 2.24 persons per household was deemed to be a more likely household size for Boston in 1990. Neighborhood household sizes are representative of the socio-economic groups who may be living in these neighborhoods in 1990.

1 City of Boston, Boston Redevelopment Authority, "Boston and the MAPC Region, Center of a Resurgent New England: Population and Employment Projections, 1990, 2000, 2010," December 21, 1981.

2 Rolf Goetze, Boston Redevelopment Authority, 1979.

Table 1. PROJECTED NET ADDITIONAL NEW HOUSING UNITS FOR BOSTON'S CENSUS TRACT DISTRICTS, 1980 AND 1990

Census Tract Districts	Documented New Housing, 1980-85	Possible New Housing, 1980-85	Projected New Housing, 1980-1990	Projected Housing Loss 1980-1985	Net Housing Change, 1980-1990
Boston	4,150	3,550	12,600	4,300	4,000
Allston/Brighton	200		400	100	200
Back Bay/Fenway	700		1,400	100	1,200
Beacon Hill-West End	500		700	-	700
Waterfront/North End	600	1,100	3,000	-	3,000
Charlestown	-	1,000	1,000	-	1,000
East Boston	250		500	100	300
South Boston	-	1,200	1,400	100	1,200
South End	500	250	1,400	-	1,400
Roxbury/Mission Hill	700		1,400	800	-200
Dorchester	300		600	1,500	-2,400
Neponset/Mattapan	-		50	1,000	-1,950
Roslindale	-		50	200	-350
Jamaica Plain	100		200	200	-200
West Roxbury	-		100	100	-100
Hyde Park	300		400	100	200



* See inset above

Table 2. ACTUAL, PROJECTED, AND TARGETED HOUSING UNITS FOR BOSTON'S CENSUS TRACT DISTRICTS, 1980 AND 1990

Census Tract Districts	1980 Housing Units	1990 Projected Housing Units	1990 Target Housing Units
Boston	241,444	245,444	255,026
Allston/Brighton	29,551	29,751	30,909
Back Bay/Fenway	23,677	24,877	25,860
Beacon Hill/West End	8,841	9,541	9,913
Waterfront/North End	6,556	9,556	9,929
Charlestown	6,122	7,122	7,396
East Boston	14,563	14,863	15,455
South Boston	14,049	15,249	15,837
South End	14,942	16,342	16,985
Roxbury/Mission Hill	24,393	24,193	25,146
Dorchester	29,063	26,663	27,696
Neponset/Mattapan	22,912	20,962	21,779
Roslindale	12,298	11,948	12,420
Jamaica Plain	11,053	10,853	11,272
West Roxbury	11,376	11,276	11,706
Hyde Park	12,048	12,248	12,726

Table 3. VACANCY RATES AND NUMBER OF HOUSEHOLDS FOR BOSTON'S CENSUS TRACT DISTRICTS, 1980 AND 1990

Census Tract Districts	1980 Gross Vacancy Rate	Prorated 1990 Gross Vacancy Rate	1990 Households	
			Projected	Targeted
Boston	9.5	5.5	231,945	241,000
Allston/Brighton	4.8	2.8	28,918	30,053
Back Bay/Fenway	10.1	5.8	23,434	24,341
Beacon Hill/West End	6.6	3.8	9,178	9,544
Waterfront/North End	9.2	5.3	9,050	9,399
Charlestown	14.2	8.2	6,538	6,796
East Boston	11.0	6.4	13,912	14,460
South Boston	10.2	5.9	14,349	14,918
South End	12.2	7.1	15,182	15,786
Roxbury/Mission Hill	17.0	9.8	21,822	22,678
Dorchester	14.0	8.1	24,503	25,450
Neponset/Mattapan	8.6	5.0	19,914	20,702
Roslindale	4.8	2.8	11,613	12,074
Jamaica Plain	6.9	4.0	10,419	10,821
West Roxbury	1.9	1.1	11,152	11,592
Hyde Park	4.0	2.3	11,966	12,436

Table 4. PERSONS PER HOUSEHOLD FOR BOSTON"S CENSUS TRACT DISTRICTS, 1980 AND 1990

Census Tract Districts	1980 Persons per Household	1990 Persons per Household	
		Prorated	Projected
Boston	2.42	2.30	2.24
Allston/Brighton	2.12	2.01	1.95
Back Bay/Fenway	1.54	1.46	1.60
Beacon Hill/West End	1.59	1.51	1.60
Waterfront/North End	1.79	1.70	1.70
Charlestown	2.51	2.39	2.20
East Boston	2.45	2.33	2.20
South Boston	2.34	2.22	2.10
South End	2.05	1.95	1.95
Roxbury/Mission Hill	2.63	2.50	2.50
Dorchester	2.96	2.81	2.81
Neponset/Mattapan	2.88	2.74	2.74
Roslindale	2.73	2.59	2.59
Jamaica Plain	2.55	2.42	2.42
West Roxbury	2.52	2.39	2.39
Hyde Park	2.78	2.64	2.58

Table 5. TARGET PROJECTIONS OF POPULATION FOR BOSTON'S CENSUS TRACT DISTRICTS, 1990, WITH 1980 ACTUAL POPULATION

Census Districts	1980	1990 Target Household Population	1990 Group Quarters Population	1990 Target Total Population
Boston	562,994	539,800	35,200	575,000
Allston/Brighton	65,264	58,603	4,200	62,800
Back Bay/Fenway	49,517	38,946	15,600	54,500
Beacon Hill/West End	14,894	15,270	700	16,000
Waterfront/North End	11,639	15,978	100	16,100
Charlestown	13,364	14,951	300	15,300
East Boston	32,178	31,812	300	32,100
South Boston	31,821	31,328	1,700*	33,000
South End	29,611	30,783	2,100	32,900
Roxbury/Mission Hill	55,567	56,695	2,500	59,200
Dorchester	75,032	71,515	1,500	73,000
Neponset/Mattapan	61,572	56,723	1,300	58,000
Roslindale	33,229	31,272	1,400	32,700
Jamaica Plain	27,987	26,187	1,800	28,000
West Roxbury	28,793	27,705	1,200	28,900
Hyde Park	32,526	32,084	500	32,600

* Includes Harbor Islands.

Table 6. TARGET POPULATION PROJECTIONS FOR BOSTON'S CENSUS TRACT DISTRICTS, 1990, 2000 AND 2010

Census Tract Districts	Population 1980	Target Population 1990	2000	2010
Boston	562,994	575,000	585,000	594,157
Allston/Brighton	65,264	62,800	63,900	64,900
Back Bay/Fenway	49,517	54,500	55,500	56,300
Beacon Hill/West End	14,894	16,000	16,300	16,500
Waterfront/North End	11,639	16,100	16,400	16,600
Charlestown	13,364	15,300	15,600	15,800
East Boston	32,178	32,100	32,600	33,200
South Boston	31,821	33,000	33,600	34,100
South End	29,611	32,900	33,500	34,000
Roxbury/Mission Hill	55,567	59,200	60,200	61,200
Dorchester	75,032	73,000	74,200	75,400
Neponset/Mattapan	61,572	58,000	59,000	60,000
Roslindale	33,229	32,700	33,300	33,800
Jamaica Plain	27,987	28,000	28,500	28,900
West Roxbury	28,793	28,900	29,400	29,900
Hyde Park	32,256	32,600	33,200	33,700